

Frank Beltran  
PUEBLO COUNTY ASSESSOR  
215 W 10th St.  
Pueblo, CO 81003

**THIS IS NOT A TAX BILL  
PLEASE DO NOT REMIT PAYMENT  
AT THIS TIME.**

## Real Property

# 2019 NOTICE OF VALUATION

536453012

The assessment rate for residential property is projected to be 7.15 percent, 39-1-104.2(3), C.R.S., A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S. Generally, all other property including vacant land and personal property is 29 percent of the current year actual 39-1-104(1), C.R.S.

Q D S LLC  
421 N MAIN ST STE 100A  
PUEBLO CO 81003-6108 U S A

LOCATION: 115 E RIVERWALK UNIT 300

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60BT	536453012	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
UNIT 300 ECO WALK CONDOMINIUMS AMENDED + INT IN COMMON ELEM ENT FORMERLY #05-364-53-005				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		29499	29499	+0
Non. Res. Structures		480029	436078	-43951
Total		509528	465577	-43951
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND CONDO		3923 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
OFFICE BUILDING		3923	2010	1
				Grade
				2

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2018, 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018 may be utilized, 39-1-104(10.2)(d), C.R.S.