

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

536453015

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.

RIVERWALK INVESTMENTS LLC  
115 E RIVERWALK UNIT 400  
PUEBLO CO 81003-3337 U S A

LOCATION: 115 E RIVERWALK UNIT 400

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60BT	536453015	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
UNIT 400 ECO WALK CONDOMINIUMS 2ND AMENDED + INT IN COMMON ELEMENT FORMERLY #05-364-53-013				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		14760	14760	+0
Non. Res. Structures		276585	277028	+443
Total		291345	291788	+443
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND CONDO		2407 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
OFFICE BUILDING		2407	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.