

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

600000080

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.

ARD KIRT  
1449 W GUATAMOTE DR  
PUEBLO WEST CO 81007-2016 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70AS	600000080	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
SW4 31-20-66 1.00A A PAR OF LAND SITUATED IN THE SW4 OF SEC 31-20-66 SIXTH PRINCIPAL MERIDIAN (6TH P.M.) PUEBLO COUNTY, STATE OF COLO, MORE PARTICULARLY DESCRIBED AS FOLLS: BEG AT PT A, A PT LOC ON THE N R/W LINE OF COLO STATE HWY NO 9 6; WH PT BEARS N 86 DEG 06 MIN W, A DIST OF 1,419.2 FT FR T HE N4 COR OF SEC 6; TH ON A TANGENT N 85 DEG 35 MIN E, A DI ST OF 1,125.3 FT TO PT B; TH ON A CURVE TO THE RIGHT WITH A RAD OF 2,815.0 FT FOR A DIST OF 378.3 FT, WHOSE CHORD BEAR S S 76 DEG 19 MIN W, A DIST OF 378.0 FT TO PT C; TH ON A CU			
TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	350	350	+0
Total	350	350	+0
VALUE DETAIL INFORMATION			
Land			
Description	Area		
RES UNPLTD 1 TO 4.99 ACRES	1 Acres		

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.