

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

600000082

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.

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1449 W GUATAMOTE DR
PUEBLO WEST CO 81007-2067 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70AS	600000082	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
SE4 31-20-66 1.00A A PAR OF LAND SITUATED IN THE SE4 OF SEC 31 TWP 20S R 66W 6TH P.M., PUEBLO COUNTY, STATE OF COLO, MORE PARTICULARLY DESC AS FOLLS: BEG AT PT A, A PT LOC ON THE S LINE OF THE SE4 OF SEC 31 WH PT BEARS N 89 DEG 54 MIN W, A DIST OF 88.6 FT FR THE N4 COR OF SEC 6; TH ON A CURVE TO THE LEFT WITH A RAD OF 4,709 FT FOR A DIST OF 122.4 FT, WHOSE CHORD BEARS N 79 DEG 01 MIN W, A DIST OF 122.4 FT TO PT B; TH ON A TANGENT N 11 DEG 50 MIN W, A DIST OF 140.4 FT TO PT C; SD PTS A,B + C BEING LOC ON THE NORTHEASTERLY R/W			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE INCREASE (-) DECREASE
Non. Res. Land		11050	4500 -6550
Total		11050	4500 -6550
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.