

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

611333001

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.

SCANLON GRANVILLE + DARCY  
PO BOX 7614  
PUEBLO WEST CO 81007-0610 U S A

LOCATION: 473 S SOARING EAGLE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70E	611333001	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
UNIT 1 + 1/5 INT IN COMMON GROUND EAGLE THREE PATIO HOMES P HASE III AMENDED I FORMERLY 06-113-29-001				
		ACTUAL VALUATION		
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land		20000	20000	+0
Residential Structures		155546	180352	+24806
Total		175546	200352	+24806
VALUE DETAIL INFORMATION				
Land				
Description		Area		
SING FAM RES LAND		1408X0 Feet		
Residential Building		Area	Unfinished	Finished
Style	Type	Grade	Above Ground	Basement
RAN	F	2	1408	0
				0
				400

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.