

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

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.

611333005

JANIEC LIVING TRUST
 DATED OCTOBER 11 2001
 411 W PIN HIGH DR
 PUEBLO WEST CO 81007-6046 U S A

LOCATION: 478 S SOARING EAGLE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70E	611333005	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

UNIT 5 + 1/5 INT IN COMMON GROUND EAGLE THREE PATIO HOMES P
 HASE III AMENDED I FORMERLY 06-113-29-005

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	20000	20000	+0
Residential Structures	163878	189061	+25183
Total	183878	209061	+25183

VALUE DETAIL INFORMATION

Land					
Description	Area				
SING FAM RES LAND	1286X0 Feet				
Residential Building	Area	Unfinished	Finished		
Style Type Grade	Above Ground	Basement	Basement	Garage	
RAN F 2	1286	1286	0	484	

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.