

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

611335006

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.

SMITH THOMAS R FAMILY TRUST
SMITH KAREN A
419 S SOARING EAGLE DR
PUEBLO WEST CO 81007-6056 U S A

LOCATION: 419 S SOARING EAGLE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70E	611335006	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
UNIT 1 EAGLE THREE PATIO HOMES PHASE VI PLAT AMENDMENT 2015 -001 + 1/4 IN COMMON GROUND FORMERLY #06-113-35-001			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
			INCREASE (-) DECREASE
Residential Land		20000	20000
Residential Structures		187433	216790
Total		207433	236790
			+0
			+29357
			+29357
VALUE DETAIL INFORMATION			
Land			
Description			
SING FAM RES LAND			
Area			
2375 Sq. Feet			
Residential Building			
Area			
Unfinished			
Finished			
Style Type Grade			
Above Ground Basement Basement Garage			
RAN F 2			
1611 0 0 807			

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.