

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

611335007

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.

SHIRLEY RICHARD + ELEANOR  
 415 S SOARING EAGLE DR  
 PUEBLO WEST CO 81007-6056 U S A

LOCATION: 415 S SOARING EAGLE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70E	611335007	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

UNIT 2 EAGLE THREE PATIO HOMES PHASE VI PLAT AMENDMENT 2015  
 -001 + 1/4 IN COMMON GROUND FORMERLY #06-113-35-002

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	20000	20000	+0
Residential Structures	196570	225666	+29096
<b>Total</b>	<b>216570</b>	<b>245666</b>	<b>+29096</b>

### VALUE DETAIL INFORMATION

Land					
Description	Area				
SING FAM RES LAND	2086 Sq. Feet				
Residential Building	Area	Unfinished	Finished		
Style Type Grade	Above Ground	Basement	Basement	Garage	
RAN F 2	1514	0	0	572	

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.