

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

611335008

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.

GENNETTA GARY  
414 S SOARING EAGLE DR  
PUEBLO WEST CO 81007-6063 U S A

LOCATION: 414 S SOARING EAGLE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70E	611335008	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
UNIT 3 EAGLE THREE PATIO HOMES PHASE VI PLAT AMENDMENT 2015 -001 + 1/4 IN COMMON GROUND FORMERLY #06-113-35-003			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
Residential Land		20000	20000
Residential Structures		162992	188040
Total		182992	208040
INCREASE (+) DECREASE (-)			
			+0
			+25048
			+25048
VALUE DETAIL INFORMATION			
Land			
Description			
SING FAM RES LAND			
Area			
2094 Sq. Feet			
Residential Building			
Area			
Unfinished			
Finished			
Style Type Grade			
Above Ground Basement			
Basement			
Garage			
RAN	F	2	
		1246	1232
			0
			662

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.