



# Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R5233000022  
Parcel #: 5233000022  
Owner: CLASSIC SRJ LAND LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

Cert #: 42324  
Requestor: CORE TITLE GROUP LLC  
Requestor #:  
Email:

Amount due is valid at issuance date only.

Property Address: 0 33-12-65, COLORADO SPRINGS, 80908

Comments: 3295COR

Legal Description: Full Legal Description is appended on subsequent page(s).

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	JHD	Values	Actual	Assessed
<b>Authority</b>	<b>Levy</b>	<b>Tax</b>	Agricultural Land	\$8,992.00	\$2,370.00
ACADEMY SCHOOL DISTRICT #20	0.047867	\$113.44	TOTAL	\$8,992.00	\$2,370.00
BLACK FOREST FIRE PROTECTION DISTRICT	0.014951	\$35.43			
EL PASO COUNTY	0.006862	\$16.26			
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$0.78			
PIKES PEAK LIBRARY DISTRICT	0.003061	\$7.25			
STERLING RANCH METRO DISTRICT #2	0.057745	\$136.87			
TAXES FOR 2023	0.130816	\$310.03			

\* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$310.03	\$0.00	\$0.00	\$310.03
<b>TOTAL DUE</b>		<b>\$310.03</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$310.03</b>
EXEMPTION (APPLIED)					\$0.00
PAID					\$310.03
<b>TOTAL LIABILITY valid through December 31, 2024:</b>					<b>\$0.00</b>

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder. Tax Lien Sale redemption amounts must be paid by cash or certified funds. This certificate does not include land or improvements assessed under a separate account number, personal property taxes, oil, gas and mineral rights, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned. Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. This does not include assessments not on record as of this date. In witness whereof, I have hereunto set my hand and seal this 12/9/2024.

Charles Broerman, Treasurer



BY: Charles W Broerman



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Legal Description: E2, E2SW4, THAT PART OF E2NW4 LY SELY OF CO RD W/MR SEC 33-12-65, EX TR 3 CONV BY REC #210065613, 214100617 & 214100607, EX THAT PT DESC AS FOLS: TR IN SW4 SEC 33-12-65 DESC AS FOLS: BEG AT SE COR LOT 4 BARBARICK SUB, TH RUN WLY 340.0 FT M/L, TH S 00<42'35"E 539.36 FT, N 76<19'20"E 33.45 FT, S 13<40'40"E 150.0 FT, N 76<19'20"E 852.10 FT, N 13<40'40"W 155.29 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 515.0 FT A C/A OF 18<23'00" WHICH CHORD BEARS N 22<52'10"W 164.53 FT, TH N 32<03'40"W 133.45 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 615.0 FT A C/A OF 8<46'32" WHICH CHORD BEARS N 27<40'24"W 94.10 FT, TH S 83<22'30"W 173.73 FT, S 80<21'06"W 59.99 FT, S 85<53'10"W 114.34 FT, N 04<15'23"W 19.31 FT TO POB TOG W/ THAT PT LY W/IN SE4 SEC 28-12-65 DESC AS FOLS: BEG AT MOST NLY COR OF TR DESC BY REC 214100617, TH RUN NELY 70.0 FT M/L, SELY 400.0 FT M/L, WLY 1120.0 FT M/L, TH RUN NWLY 320.0 FT M/L TO POB, EX THAT PT PLATTED TO STERLING RANCH FIL NO 1, EX THOSE PTS DESC BY TAX DISTRICT ORDER AT REC# 216105298, EX THAT PT PLATTED TO HOMESTEAD NORTH AT STERLING RANCH FIL NO 1