



Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R5200000572
Parcel #: 5200000572
Owner: CLASSIC SRJ LAND LLC
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS, CO 80921

Cert #: 42325
Requestor: CORE TITLE GROUP LLC
Requestor #:
Email:

Amount due is valid at issuance date only.

Property Address: 0 34-12-65, COLORADO SPRINGS, 80908

Comments: 3295COR

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

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	SKA	Values	Actual	Assessed
Authority	Levy	Tax	Agricultural Land	\$180.00	\$50.00
BLACK FOREST FIRE PROTECTION DISTRICT	0.014951	\$0.75	TOTAL	\$180.00	\$50.00
EL PASO COUNTY	0.006862	\$0.35			
EL PASO COUNTY SCHOOL DISTRICT #49	0.045577	\$2.28			
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$0.02			
PIKES PEAK LIBRARY DISTRICT	0.003061	\$0.15			
STERLING RANCH METRO DISTRICT #1	0.063204	\$3.15			
TAXES FOR 2023	0.133985	\$6.70			

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$6.70	\$0.00	\$0.00	\$6.70
TOTAL DUE		\$6.70	\$0.00	\$0.00	\$6.70
EXEMPTION (APPLIED)					\$0.00
PAID					\$6.70
TOTAL LIABILITY valid through December 31, 2024:					\$0.00

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: TR OF LAND BEING IN THE W2 OF SEC 34-12-65 LYING W OF A TR OF LAND DESC BY REC #220177525 & LY E OF A TR DESC BY REC #216105298, EX THAT PT PLATTED TO HOMESTEAD NORTH AT STERLING RANCH FIL NO 1