

J + M Investments, LLC
5655 Bridlespur Ridge Place
COLORADO SPRINGS, COLORADO 80918
C 970-566-4891
E jay@ldicolorado.com

May 2, 2022

SUBJECT: Property Boundary Line Adjustment Justification, 2295 Old Ranch Road, and 10245 Otero Avenue Colorado Springs, CO 80920

Good day neighbor,

My name is Jay Stoner with J + M Investments, LLC. We own an adjacent property to yours that we are seeking to obtain approval to do a property boundary line adjustment. Below is some information for your records.

2295 Old Ranch Road and 10245 Otero Avenue are located on southeast corner of Old Ranch Road and Otero Avenue. The 14.88-acre site is current zoned RR-5 and is composed of Lot 7 and Lot 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue.

Lot 7 information:

Owners

Powroy Family Living Trust; Powers Mark Shern Co-Trustee Conroy Lisa Krier Cotrustee
2295 Old Ranch Rd

Colorado Springs, CO 80908

Assessor's Parcel No.: 6228005030

Existing zone: RR-5

There is current a single-family home on the southeast portion of the site with a drive that runs north, across Lot 7 to Old Ranch Road

Lot 8 information

Owner

J + M Investments, LLC

5655 Bridlespur Ridge Place

Colorado Springs, CO 80918

Assessor's Parcel No.: 6228005033

Existing zone: RR-5

This site is adjacent to Old Ranch Road. It is vacant pasture except for the Lot 8 driveway.

This site was originally subdivided in December of 1959. The area at this time was rural. Since that time, most of the area has been resubdivided into smaller lots.

Areas surrounding the site are to the east and northeast is the City Limits of Colorado Springs. Lots in this area are zoned R16 (residential lots of 6000 square feet). There is a small open space /park buffer between the house on Lot 7 and these lots. There is no buffer as you proceed north

onto Lot 8. To the south and southwest of the site are lots, County zoned RR-2.5. To the west of the site, across Otero are County zoned RR-2.5 lots. This is also true of the lots directly north of the site, across Old Ranch Road; County zoned RR-2.5. These two lots are surrounded by lots zoned for 2.5 acres (County) or less (City).

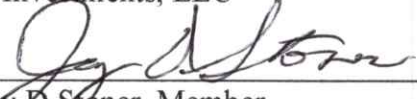
Again, we are seeking to obtain approval of a property line adjustment. One lot, with the existing residence will lie east of the creek and will continue to use its access onto Old Ranch Road. The other lot will be created on the west side of the creek and will access Otero Avenue.

Water and sewer for the existing house are via a well and septic. Well and septic systems will also be provided for the lot along Otero Avenue.

We are asking that El Paso County to grant the property line adjustment. This will allow two single family lots and the size will fit the surrounding properties.

Please contact me with any questions, thank you

J + M Investments, LLC

By: 
Jay D Stoner, Member

C 970-566-4891

E jay@ldicolorado.com

7021 2720 0000 6376 9718

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage
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Total Postage and Fees
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Sent To Old Ranch Road HOA
 Street and Apt. No., or PO Box No. PO Box 1147
 City, State, ZIP+4® Colorado Springs CO 80901-1147

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 6376 9695

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Sent To Hunsinger Development Corp
 Street and Apt. No., or PO Box No. 4406 College Park Ct
 City, State, ZIP+4® Colorado Springs, CO 80918-7542

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 6376 9701

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

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Postage
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Total Postage and Fees
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Sent To John Hotchkiss
 Street and Apt. No., or PO Box No. 9161 Esteban Circle
 City, State, ZIP+4® Colorado Springs CO 80920-7560

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage
\$

Total Postage and Fees
\$

Sent To Poway Family Living Trust
 Street and Apt. No., or PO Box No. 2295 Old Ranch Rd
 City, State, ZIP+4® Colorado Springs CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 6376 9657

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Here

Postage
\$

Total Postage and Fees
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Sent To Richard Gallegos
 Street and Apt. No., or PO Box No. 6454 Galeata Dr
 City, State, ZIP+4® Colorado Springs CO 80923

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 6376 9671

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
Here

Postage
\$

Total Postage and Fees
\$

Sent To Oliver Nietz
 Street and Apt. No., or PO Box No. 10055 Kirtland Ln
 City, State, ZIP+4® Colorado Springs, CO 80920-1512

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Here

Postage

\$

Total Postage and Fees

\$

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

Robert Brennan

2015 Mulgand Ln

Colorado Springs, CO 80920

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- Adult Signature Restricted Delivery \$

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Postage

\$

Total Postage and Fees

\$

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PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

Emily Bollar

10025 R. + Carson Ln

Colorado Springs CO 80920

7021 2720 0000 6376 9664

EL PASO COUNTY - COLORADO6228004022
10176 OTERO AVETotal Market Value
\$193**OVERVIEW**

| | |
|--------------------|---|
| Owner: | GALLEGOS RICHARD F JR, BOE MYKINA C |
| Mailing Address: | 6459 GALETA DR COLORADO SPRINGS CO, 80923 |
| Location: | 10176 OTERO AVE |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | 14405 |
| Legal Description: | LOT 5 HUNSINGER SUB |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$193 | \$50 |
| Improvement | \$0 | \$0 |
| Total | \$193 | \$50 |

No buildings to show.

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|------------------|-----------------|------------|--------------|
| 1 | AG. GRAZING LAND | 26.400 | 3.52 Acres | \$193 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|---------------------------------------|-----------|
| + | 06/24/2021 | \$410,000 | Vacant land; Changes not yet assessed | 221122244 |
| + | 12/23/2020 | \$415,000 | Vacant land; Changes not yet assessed | 220210615 |
| + | 12/23/2020 | \$0 | - | 220210614 |
| + | 09/17/2019 | \$0 | - | 219714405 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDM** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |



No Photo Available



Disclaimer

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EL PASO COUNTY - COLORADO6228004021
10284 OTERO AVETotal Market Value
\$171**OVERVIEW**

| | |
|--------------------|--|
| Owner: | HUNSINGER DEVELOPMENT CORPORATION |
| Mailing Address: | 4406 COLLEGE PARK CT COLORADO SPRINGS CO, 80918-7842 |
| Location: | 10284 OTERO AVE |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | 14405 |
| Legal Description: | LOT 4 HUNSINGER SUB |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$171 | \$50 |
| Improvement | \$0 | \$0 |
| Total | \$171 | \$50 |

No buildings to show.

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|------------------|-----------------|------------|--------------|
| 1 | AG. GRAZING LAND | 26.400 | 3.12 Acres | \$171 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 09/17/2019 | \$0 | - | 219714405 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDM** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |



EL PASO COUNTY - COLORADO6228005038
2290 OLD RANCH RDTotal Market Value
\$194,760**OVERVIEW**

| | |
|--------------------|---|
| Owner: | HOTCHKISS JOHN PHILIP, HOTCHKISS LEAH MAE |
| Mailing Address: | 9161 ESTEBURY CIR COLORADO SPRINGS CO, 80920-7560 |
| Location: | 2290 OLD RANCH RD |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | - |
| Legal Description: | THAT PART OF LOT 8 LY NLY OF TR CONV BY BK 2288-416, TOG WITH THAT PORT OF VAC BURGESS RD BY BK 3173-561 BLK E SPRING CREST AMD FIL |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$173,300 | \$50,260 |
| Improvement | \$21,460 | \$1,490 |
| Total | \$194,760 | \$51,750 |

GARAGE (1)

Market Value \$21,460

| | | | |
|----------------------|---------------------------|-------------------------|----------|
| Assessment Rate | 6.95 | Above Grade Area | - |
| Bldg # | 1 | First Floor Area | - |
| Style Description | GARAGE | Above First Floor Area | 0 |
| Property Description | GARAGE BUILDING (PRIVATE) | Lower Level Living Area | 0 |
| Year Built | 1974 | Total Basement Area | - |
| Dwelling Units | - | Finished Basement Area | - |
| Number of Rooms | - | Garage Description | Attached |
| Number of Bedrooms | - | Garage Area | 720 |
| Number of Baths | 0.00 | Carport Area | - |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|-----------------|-----------------|------------|--------------|
| 1 | RES LAND AT 29% | 29.000 | 2.28 Acres | \$173,300 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 12/13/2018 | \$0 | - | 218142813 |
| + | 02/01/2017 | \$250,000 | Good sale | 217013037 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDG** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |
| EL PASO COUNTY CONSERVATION | 0.000 | MARIAH HUDSON | (719) 600-4706 |



No Photo Available



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EL PASO COUNTY - COLORADO6228103064
OLD RANCH RDTotal Market Value
\$0**OVERVIEW**

| | |
|--------------------|--|
| Owner: | OLD RANCH ROAD HOMEOWNERS ASSN, C/O COMMUNITY MGMT INC |
| Mailing Address: | PO BOX 1147 COLORADO SPRINGS CO, 80901-1147 |
| Location: | OLD RANCH RD |
| Tax Status: | Taxable |
| Zoning: | R1-6 |
| Plat No: | 8896 |
| Legal Description: | TRACTS B & D CREEKSIDE ESTATES SUB NO 2 |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$0 | \$0 |
| Improvement | \$0 | \$0 |
| Total | \$0 | \$0 |

No buildings to show.

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|------------------------|-----------------|------------|--------------|
| 1 | HOMEOWNERS ASSOCIATION | 6.950 | 3.77 Acres | \$0 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 04/06/1999 | \$0 | - | 99052016 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JCV** Levy Year: **2021** Mill Levy: **72.215**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|---------------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| CITY OF COLORADO SPRINGS | 3.929 | CITY OF CS-CFO | (719) 385-5224 |
| EPC-COLORADO SPGS ROAD & BRIDGE SHARE | 0.165 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| SOUTHEASTERN COLO WATER CONSERVANCY | 0.839 | JAMES BRODERICK | (719) 948-2400 |
| EL PASO COUNTY CONSERVATION | 0.000 | MARIAH HUDSON | (719) 600-4706 |



No Photo Available



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EL PASO COUNTY - COLORADO6228005047
10025 KIT CARSON LNTotal Market Value
\$973,041**OVERVIEW**

| | |
|--------------------|--|
| Owner: | BOLLAR EMILY A |
| Mailing Address: | 10025 KIT CARSON LN COLORADO SPRINGS CO, 80920 |
| Location: | 10025 KIT CARSON LN |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | 13750 |
| Legal Description: | LOT 2A NIESS SUB FIL 1A |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$260,000 | \$18,070 |
| Improvement | \$713,041 | \$49,560 |
| Total | \$973,041 | \$67,630 |

RANCH (1)

Market Value \$713,041

| | | | |
|----------------------|-------------------------|-------------------------|----------|
| Assessment Rate | 6.95 | Above Grade Area | 2,102 |
| Bldg # | 1 | First Floor Area | 2,102 |
| Style Description | RANCH | Above First Floor Area | 0 |
| Property Description | FRAME VERY GOOD QUALITY | Lower Level Living Area | 0 |
| Year Built | 2015 | Total Basement Area | 2,330 |
| Dwelling Units | 1 | Finished Basement Area | 2,130 |
| Number of Rooms | 9 | Garage Description | Attached |
| Number of Bedrooms | 6 | Garage Area | 2,050 |
| Number of Baths | 3.00 | Carport Area | - |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|--------------------|-----------------|------------|--------------|
| 1 | SINGLE FAMILY RES. | 6.950 | 2.76 Acres | \$260,000 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|-------------|-----------|-----------|
| + | 06/10/2020 | \$1,062,500 | Good sale | 220080616 |
| + | 05/23/2016 | \$0 | - | 216054678 |
| + | 04/05/2016 | \$0 | - | 216713750 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: JDM Levy Year: 2021 Mill Levy: 74.447

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |



No Photo Available



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EL PASO COUNTY - COLORADO6228005046
10055 KIT CARSON LNTotal Market Value
\$629,757**OVERVIEW**

| | |
|--------------------|---|
| Owner: | NIESS OLIVER K JR |
| Mailing Address: | 10055 KIT CARSON LN COLORADO SPRINGS CO, 80920-1512 |
| Location: | 10055 KIT CARSON LN |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | 13750 |
| Legal Description: | LOT 1A NIESS SUB FIL 1A |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$299,600 | \$20,820 |
| Improvement | \$330,157 | \$22,950 |
| Total | \$629,757 | \$43,770 |

SPLIT LEVEL (1)

Market Value \$330,157

| | | | |
|----------------------|-------------------------|-------------------------|----------|
| Assessment Rate | 6.95 | Above Grade Area | 2,043 |
| Bldg # | 1 | First Floor Area | 2,043 |
| Style Description | SPLIT LEVEL | Above First Floor Area | 0 |
| Property Description | MASONRY AVERAGE QUALITY | Lower Level Living Area | 0 |
| Year Built | 1961 | Total Basement Area | 2,043 |
| Dwelling Units | 1 | Finished Basement Area | 1,856 |
| Number of Rooms | 8 | Garage Description | Built-In |
| Number of Bedrooms | 5 | Garage Area | 528 |
| Number of Baths | 3.00 | Carport Area | - |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|--------------------|-----------------|------------|--------------|
| 1 | SINGLE FAMILY RES. | 6.950 | 3.75 Acres | \$294,600 |
| 2 | WELL AND SEPTIC | 6.950 | 0 | \$5,000 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 04/05/2016 | \$0 | - | 216713750 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDM** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |



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EL PASO COUNTY - COLORADO6228005029
10145 OTERO AVETotal Market Value
\$260,000**OVERVIEW**

| | |
|--------------------|--|
| Owner: | BRENNAN ROBERT J, BRENNAN ELAINE |
| Mailing Address: | 2095 MULLIGAN DR COLORADO SPRINGS CO, 80920 |
| Location: | 10145 OTERO AVE |
| Tax Status: | Taxable |
| Zoning: | RR-2.5 |
| Plat No: | 2282 |
| Legal Description: | LOT F, VAC E 20.0 FT OF OTERO AVE ADJ BLK E SPRING CREST FIL 2 |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$260,000 | \$75,400 |
| Improvement | \$0 | \$0 |
| Total | \$260,000 | \$75,400 |

No buildings to show.

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|-------------------------|-----------------|------------|--------------|
| 1 | VACANT RESIDENTIAL LOTS | 29.000 | 3.06 Acres | \$260,000 |

SALES HISTORY

| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|------------------------|-----------|
| + | 04/08/2015 | \$265,000 | Good sale; Vacant land | 215033591 |
| + | 02/18/1998 | \$0 | - | 98019682 |
| + | 08/29/1997 | \$0 | - | 97100958 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDM** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
| EL PASO COUNTY | 7.120 | FINANCIAL SERVICES | (719) 520-6400 |
| EPC ROAD & BRIDGE (UNSHARED) | 0.330 | - | (719) 520-6498 |
| ACADEMY SCHOOL NO 20 | 56.507 | BECKY ALLAN | (719) 234-1200 |
| PIKES PEAK LIBRARY | 3.490 | MIKE VARNET | (719) 531-6333 |
| DONALD WESCOTT FIRE PROTECTION | 7.000 | ANDY KOVACS | (719) 484-0911 |



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

EL PASO COUNTY - COLORADO6228005030
2295 OLD RANCH RDTotal Market Value
\$656,784**OVERVIEW**

| | |
|--------------------|--|
| Owner: | POWROY FAMILY LIVING TRUST, POWERS MARK SHERN CO-TRUSTEE, CONROY LISA KRIER CO-TRUSTEE |
| Mailing Address: | 2295 OLD RANCH RD COLORADO SPRINGS CO, 80908-4509 |
| Location: | 2295 OLD RANCH RD |
| Tax Status: | Taxable |
| Zoning: | RR-5 |
| Plat No: | 1898 |
| Legal Description: | LOT 7, VAC E 20.0 FT OF OTERO AVE ADJ BLK E SPRING CREST AMD FIL |

MARKET & ASSESSMENT DETAILS

| | Market Value | Assessed Value |
|-------------|--------------|----------------|
| Land | \$5,497 | \$480 |
| Improvement | \$651,287 | \$45,260 |
| Total | \$656,784 | \$45,740 |

TWO STORY (1)

Market Value \$651,287

| | | | |
|----------------------|------------------------------|-------------------------|----------|
| Assessment Rate | 6.95 | Above Grade Area | 4,406 |
| Bldg # | 1 | First Floor Area | 2,846 |
| Style Description | TWO STORY | Above First Floor Area | 1,560 |
| Property Description | AG RES VERY GOOD/ EXCEL QUAL | Lower Level Living Area | 0 |
| Year Built | 2004 | Total Basement Area | 2,766 |
| Dwelling Units | 1 | Finished Basement Area | |
| Number of Rooms | 10 | Garage Description | Built-In |
| Number of Bedrooms | 4 | Garage Area | 1,141 |
| Number of Baths | 2.00 | Carport Area | - |

LAND DETAILS

| Sequence Number | Land Use | Assessment Rate | Area | Market Value |
|-----------------|------------------|-----------------|------------|--------------|
| 1 | AG. GRAZING LAND | 26.400 | 9.04 Acres | \$497 |
| 2 | WELL AND SEPTIC | 6.950 | 0 | \$5,000 |

SALES HISTORY

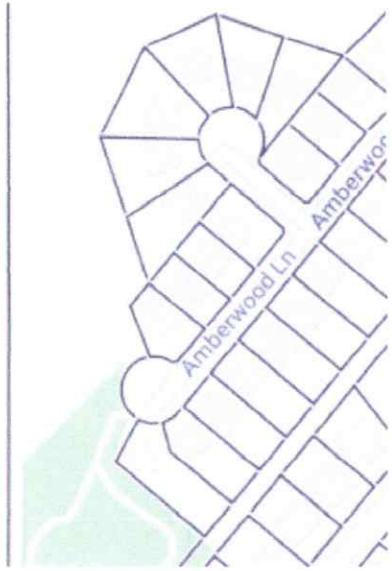
| | Sale Date | Sale Price | Sale Type | Reception |
|---|------------|------------|-----------|-----------|
| + | 01/18/2019 | \$0 | - | 219007210 |
| + | 10/22/2018 | \$0 | - | 218122776 |
| + | 11/06/1963 | \$0 | - | 315946 |
| + | 11/06/1963 | \$0 | - | 315945 |
| + | 11/06/1963 | \$0 | - | 315947 |
| + | 11/06/1963 | \$0 | - | 315944 |
| + | 11/06/1963 | \$0 | - | 315948 |
| + | 03/02/1964 | \$0 | - | 334533 |
| + | 09/08/2003 | \$0 | - | 203209403 |
| + | 02/18/1998 | \$0 | - | 98019682 |
| + | 08/29/1997 | \$0 | - | 97100958 |

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JDM** Levy Year: **2021** Mill Levy: **74.447**

| Taxing Entity | Levy | Contact Name/Organization | Contact Phone |
|--------------------------------|--------|---------------------------|----------------|
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