



OFFICE OF THE
COUNTY ASSESSOR

JOHN M. BASS
ASSESSOR

27 EAST VERMIJO AVENUE
EL PASO COUNTY
COLORADO SPRINGS, COLORADO 80903
(719) 520-6605 – FAX (719) 520-6635



RE: Purge/Consolidation of Manufactured/Mobile Homes

The following information is being supplied to assist you with the procedures necessary to purge/consolidate a manufactured/mobile home for the purpose of becoming real property under one land number. Before this procedure can begin, the Assessor's Office requires all necessary documents be completed and returned to this office.

Pursuant to the Colorado State General Property Tax Law, the Assessor's Office is required to appraise all property on the assessment date of January 1, of each year. **If the property was valued as a mobile home separate from the land parcel on January 1, it will be assessed as such for the entire year.** It will become real property, under one combined number, on the next assessment date (January 1 of the following year).

To combine the land parcel and the mobile home parcel, **it is mandatory that ownership is proven by a warranty deed for the land.** All titles and Manufacturer's Statements of Origin (MSO's) **must be properly signed**, conveying ownership. This verification of ownership protects all parties involved.

After proof of ownership, the Title and/or the Manufacturer's Statement of Origin (MSO) is surrendered to the Assessor's Office.

Please read through the attached documents to assist you in understanding the Purge/Consolidation procedures for Manufactured/Mobile Homes. Feel free to contact the El Paso County Assessor's Office, Mobile Home Department, 27 E. Vermijo Ave., Colorado Springs, CO 80903 - phone: (719) 520-6640 for any additional assistance you may need.

Thank you for your cooperation.

Peggy Winter
Residential Appraiser
(719) 520-6640
Fax (719) 520-6635



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PROCEDURES FOR PURGING A MOBILE/MANUFACTURED HOME

REQUIREMENTS *

1. Both land and mobile home ownership must be the same.
2. Application to purge (forms attached) must be completed, signed and dated. **Please provide a daytime telephone number.**
3. Original title must be surrendered. (If this is a title transfer, the buyer and seller must sign off on the back of the title.)
4. For new mobile/manufactured homes not yet titled, the **original** Manufacturer's Statement of Origin (MSO) and a copy of the Sales Tax Receipt (form No. DR 0024 (10/92) Colorado Department of Revenue) must be submitted.
5. Affidavit by lienholder, if applicable, must be completed and signed.
6. Once a purge request is received, inspection papers will be submitted. The following must be completed before the mobile/manufactured home is considered to be purgeable:
 - ✓ The tongue must be removed from the home.
 - ✓ The wheels and axles must be removed.
 - ✓ The home must be permanently affixed to the ground.
7. An inspection of the mobile/manufactured home will be conducted by an appraiser from the Assessor's Office, to confirm that the home is purgeable. The appraiser must have access to inspect the exterior and interior of the home.
8. All taxes must be current.
9. The title must be stamped "AD VALOREM PLEASE PURGE" and forwarded to the State of Colorado Title Division via certified mail.

If you have any further questions regarding the purging of your mobile/manufactured home, or if you would like to make an appointment for an inspection, please contact:

El Paso County Assessor's Office
Mobile Home Department
27 E. Vermijo Ave. 2nd floor, Colorado Springs, CO 80903
Phone: (719) 520-6640

*[1] The owner of any manufactured home for which a Colorado certificate of title has been issued, upon the destruction or dismantling of said manufactured home or upon its being sold or otherwise disposed of as salvage, shall surrender his certificate of title thereto to the director with the request that such certificate of title be canceled; and, upon said owner's procuring the consent thereto of the holders of any mortgages noted on the certificate of title and shown to be unreleased in the office of the director, such certificate may thereupon be canceled. Any person who violates any of the provisions of this subsection (1) commits a class 1 petty offense and, upon conviction thereof, shall be punished as provided in section 18-1-107, C.R.S. (38-29-118(1) C.R.S.

(2) The owner of any manufactured home for which a Colorado certificate of title has been issued, upon its being permanently affixed to the ground so that it is no longer capable of being drawn over the public highways, may surrender his certificate of title thereto and file with the authorized agent of the county or city and county in which such manufactured home is located a request for purging of the mobile home title; and, upon said owner's procuring the consent thereto of the holders of any mortgages noted on the certificate of title and shown to be unreleased, said manufactured home shall become real property. The provisions of articles 30 to 44 of this title and of any other law of this state shall be applicable to manufactured homes which have become real property pursuant to this subsection (2) and to instruments creating, disposing of, or otherwise affecting such real property wherever such provisions would be applicable to estates, rights, and interests in land or to instruments creating, disposing of, or otherwise affecting estates, rights, and interests in land. (38-29-118(2) C.R.S.



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 WEB SITE: www.co.el-paso.co.us/Assessor
 E-MAIL: asrweb@co.el-paso.co.us



MEMBER
 International Association
 of Assessing Officers

REQUEST FOR PURGING OF A MANUFACTURED (MOBILE) HOME TITLE

I, Joe + Karen Williams, hereby request that the
 Title Number MSO be purged from all records at the Colorado State
 Division of Motor Vehicles for the following manufactured (mobile) home:

Make: Town + Country D80FR
 Year: 1997
 VIN No: TXCTC972679A+B

I understand that the manufactured (mobile) home currently assessed as schedule
 number: 9310009038 will henceforth be consolidated and assessed
 as real estate property on schedule number: 14000-00-238. In order to
 comply with the purging of this title, it is necessary that the County Assessor's
 representative inspect both interior and exterior of your property. Please call (719) 520-
 6640 to make arrangements for an appointment for the appraisal to be conducted.

Joe Williams
 Signature of Property Owner(s)

12/28/01
 Date

Karen Williams
 Signature of Property Owner(s)

12/28/01
 Date

 Property Location (Address)

 Daytime Phone

 For El Paso County Treasurer

 Date

 For El Paso County Assessor

 Date

 For El Paso County Clerk and Recorder

 Date



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AFFIDAVIT

Farmers State Bank OF CALHAN
Mortgagee/Holder of Loan
HEREBY CONSENTS to surrender title, within 120 days*
on 1997 Year Town & Country Make D80FR Model 14x76 Size
TXCTC972679A+B Parcel Number
VIN Number

conveyed in the name of: Joe & Karen Williams
address: 33440 State Hwy 94, Yoder, CO 80864

For the purpose of converting this Mobile/Manufactured home to a permanent structure, and taxed as real property.

* **NOTE: This process cannot be continued if the required paperwork is not received within the 120 day time frame.**

Dated this 28th day of December, 2000.



Mortgagee/Holder of Loan
Farmers State Bank of Calhan Name
Patty D. Woodard, VP Title
719-347-2727 Daytime Phone

Subscribed and sworn to before me on this 28th day of December, 2000.

My commission expires: 10/10/2004
Valerie J. Lightbody
Notary Public