


AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I  Jason Alwine (applicant/owner/consultant) researched the records of the El Paso County Clerk and Recorder and established that there was / was not (circle one) a mineral estate owner(s) on the real property known as Marksheffel Crossing.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing/administrative decision will be mailed to the mineral estate owner(s) (if established above) and a copy will be mailed to the El Paso County Planning and Community Development Department no less than thirty (30) days prior to the initial public hearing/administrative decision.

State of Colorado

County of El Paso

Signed before me on June 25, 2026

by Jason Alwine (name(s) of individual(s) making statement).


(Notary's official signature)

N.E.S. Inc Office Manager
(Title of office)

September 15, 2026
(Commission Expiration)





ASSESSOR STATEMENT

Account Number: N9900102388

Acct Status: ACTIVE

Date Created:

Acct Type: Severed Mineral

Plat:

NH: SEVE

TXD: SB-

Owner(s): ABERLE HEINRICH J	Location: 05-14-65
	Mailing: 4496 FIORE BELLA BLVD LAS VEGAS, NV 89135
Legal Description: 1/2 INT MR SE4 RES R/W ALG N LN SD PARCEL FOR PUBLIC HWY SEC 5-14-65 ALL MR NE4 SEC 5-14-65 ALL MR NE4 LY E OF CRI&P RR, PART OF SE4 LY N OF SD R/W, PART OF NW4 LY NE OF SD R/W SEC 6- 14-65 ALL MR IN E2SE4, SW4SE4, SE4SW4 SEC 31-13-65	

Assessment	Use Description	Asmt Rate		Area	Year Built	Actual Value	Assessed Value	
		Non School	School				Non School	School
Land: 5170	SEVERED MINERAL INTERESTS	26.00	26.00	548.39 AC		\$3,784	\$980	\$980
TOTAL:						\$3,784	\$980	\$980
TAXABLE:						\$3,784	\$980	\$980

Sale History	Sale Date	Sale Price	Doc Fee	Reception #	Book	Page
	12/05/1995	\$0	0.00		6776	1165
	05/15/2017	\$0	0.00	217055556		
	04/24/2023	\$0	0.00	223033377		

Tax Authorities	Authority #	Authority Name	Levy
	001	EL PASO COUNTY	6.857
	004	EPC ROAD & BRIDGE (UNSHARED)	0.330
	040	EL PASO COUNTY SCHOOL DISTRICT #49	45.649
	045	PIKES PEAK LIBRARY DISTRICT	2.938
Non-School Mill Levy: 10.125		School Mill Levy: 45.649	Mill Levy: 55.774

Mark Flutcher, Assessor



EL PASO COUNTY ASSESSOR'S OFFICE

MARK FLUTCHER

Assessor

03/17/2026

ASSESSOR STATEMENT

Account Number: N9900002533

Acct Status: ACTIVE

Date Created:

Acct Type: Severed Mineral

Plat:

NH: SEVE

TXD: SB-

Owner(s): FARM CREDIT BANK OF WICHITA	Location: 05-14-65
	Mailing: 245 N WACO ST WICHITA, KS 67202-1121
Legal Description: 1/2 INT MR SE4 SEC 5-14-65	

Assessment	Use Description	Asmt Rate		Area	Year Built	Actual Value	Assessed Value	
		Non School	School				Non School	School
Land : 5170	SEVERED MINERAL INTERESTS	26.00	26.00	80.00 AC		\$552	\$140	\$140
TOTAL:						\$552	\$140	\$140
TAXABLE:						\$552	\$140	\$140

Sale History	Sale Date	Sale Price	Doc Fee	Reception #	Book	Page
	07/07/1988	\$0	0.00		5528	708

Tax Authorities	Authority #	Authority Name	Levy
	001	EL PASO COUNTY	6.857
	004	EPC ROAD & BRIDGE (UNSHARED)	0.330
	040	EL PASO COUNTY SCHOOL DISTRICT #49	45.649
	045	PIKES PEAK LIBRARY DISTRICT	2.938
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Mark Flutcher, Assessor

Please note appraisal records are subject to change without notification.

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