



**Certificate of Taxes Due**  
**EL PASO COUNTY TREASURER**  
**EL PASO COUNTY, CO**

Account #: R5232410003  
Parcel #: 5232410003  
Owner: CHALLENGER COMMUNITIES LLC  
8605 EXPLORER DR, STE 250  
COLORADO SPRINGS, CO 80920

Cert #: 20076  
Requestor:  
Requestor #:  
Email:

**Amount due is valid at issuance date only.**

Property Address: 0 ALZADA DR, COLORADO SPRINGS, 80908  
Comments:

Legal Description: TR. E STERLING RANCH FIL NO 2

| ORIGINAL TAX BILLING FOR 2023         | TAX DISTRICT | JHD             | Values              | Actual             | Assessed              |
|---------------------------------------|--------------|-----------------|---------------------|--------------------|-----------------------|
| <b>Authority</b>                      |              | <b>Levy</b>     | <b>Tax</b>          |                    |                       |
| ACADEMY SCHOOL DISTRICT #20           |              | 0.047867        | \$41,229.28         |                    |                       |
| BLACK FOREST FIRE PROTECTION DISTRICT |              | 0.014951        | \$12,877.74         |                    |                       |
| EL PASO COUNTY                        |              | 0.006862        | \$5,910.45          |                    |                       |
| EPC ROAD & BRIDGE (UNSHARED)          |              | 0.00033         | \$284.24            |                    |                       |
| PIKES PEAK LIBRARY DISTRICT           |              | 0.003061        | \$2,636.53          |                    |                       |
| STERLING RANCH METRO DISTRICT #2      |              | 0.057745        | \$49,737.51         |                    |                       |
| <b>TAXES FOR 2023</b>                 |              | <b>0.130816</b> | <b>\$112,675.75</b> |                    |                       |
|                                       |              |                 |                     | <b>Vacant Land</b> | <b>\$3,087,212.00</b> |
|                                       |              |                 |                     | <b>TOTAL</b>       | <b>\$861,330.00</b>   |

\* Credit Levy

| TAX YEAR  | CHARGE   | BASE AMOUNT         | INTEREST      | FEES          | TOTAL DUE           |
|---|----------|---------------------|---------------|---------------|---------------------|
| 2023  | Tax Bill | \$112,675.75        | \$0.00        | \$0.00        | \$112,675.75        |
| <b>TOTAL DUE</b>                                    |          | <b>\$112,675.75</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$112,675.75</b> |
| EXEMPTION (APPLIED)                                 |          |                     |               |               | \$0.00              |
| PAID  |          |                     |               |               | \$112,675.75        |
| <b>TOTAL LIABILITY valid through June 26, 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 6/26/2024.

Charles Broerman, Treasurer

BY: Charles D Broerman

