



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

MS 237

Account #: R4132000010  
 Parcel #: 4132000010  
 Owner: VILLANUEVA CHRISTOPHER  
 VILLANUEVA RACHEL  
 14710 TANNER TRL  
 ELBERT, CO 80106-9081

Cert #: 14970  
 Requestor:  
 Requestor #:  
 Email:

Amount due is valid at issuance date only.

Property Address: 14710 TANNER TRL, ELBERT, 80106

Comments:

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

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	SCX	Values	Actual	Assessed
<b>Authority</b>		<b>Levy</b>	<b>Tax</b>		
EL PASO COUNTY		0.006862	\$326.14		
EL PASO COUNTY SCHOOL DISTRICT #49		0.045577	\$2,166.29		
EL PASO COUNTY TABOR CREDIT		0	-\$134.08		
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$15.68		
FALCON FIRE PROTECTION DISTRICT		0.014886	\$707.53		
PIKES PEAK LIBRARY DISTRICT		0.003061	\$145.48		
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT		0.000948	\$45.07		
<b>TAXES FOR 2023</b>		<b>0.071664</b>	<b>\$3,272.11</b>		
				<b>Residential</b>	<b>\$764,436.00</b>
				<b>TOTAL</b>	<b>\$764,436.00</b>
					<b>\$47,530.00</b>
					<b>\$47,530.00</b>

\* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$3,272.11	\$0.00	\$0.00	\$3,272.11
<b>TOTAL DUE</b>		<b>\$3,272.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,272.11</b>
<b>EXEMPTION (APPLIED)</b>					<b>\$0.00</b>
<b>PAID</b>					<b>\$3,272.11</b>
<b>TOTAL LIABILITY valid through April 15, 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 4/15/2024.

Charles Broerman, Treasurer

BY: Charles D Broerman





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EL PASO COUNTY, CO

Account #: R4132000010

Parcel #: 4132000010

Cert #: 14970

Property Address: 14710 TANNER TRL, ELBERT, 80106

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Legal Description: TRACT IN N2S2 SEC 32-11-64 AS FOLS: BEG AT MOST SELY COR OF WOODLAKE FIL NO 3, TH N 00<33'14" W 569.89 FT, ANG R 79<47'36" TO TANG OF CUR TO R WITH C/A OF 06<57'50", AN ARC DIST OF 81.43 FT, ANG R 60<05'38" TO TANG OF CUR TO L WITH RAD OF 50.0 FT, C/A OF 49<53'14", AN ARC DIST OF 43.53 FT, N 89<26'46" E 1739.61 FT, N 00<59'53" W 567.20 FT, N 87<37'00" E 653.67 FT, S 00<44'06" E 1148.01 FT TO SLY LN OF N2S2, S 89<22'15" W 1279.05 FT, TH S 89<26'46" W 1239.19 FT TO POB