



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

12242

Account #: R5301213007
 Parcel #: 5301213007
 Owner: CHALLENGER COMMUNITIES LLC
 8605 EXPLORER DR SUITE 250
 COLORADO SPRINGS, CO 80920-1013

Cert #: 23590
 Requestor: EL PASO COUNTY CTD MANAGEMENT ACCOUNT
 Requestor #:
 Email:

Amount due is valid at issuance date only.

Property Address: 8149 ISABEL PL, COLORADO SPRINGS, 80908
 Comments:

Legal Description: LOT 48 FALCON MEADOWS AT BENT GRASS FIL NO 2

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	SKF	Values	Actual	Assessed
Authority		Levy	Tax		
BENT GRASS METRO DISTRICT		0.034641	\$119.51		
EL PASO COUNTY		0.006862	\$23.67		
EL PASO COUNTY SCHOOL DISTRICT #49		0.045577	\$157.24		
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$1.14		
FALCON FIRE PROTECTION DISTRICT		0.014886	\$51.36		
PIKES PEAK LIBRARY DISTRICT		0.003061	\$10.56		
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT		0.000948	\$3.27		
TAXES FOR 2023					
		0.106305	\$366.75		
			Vacant Land	\$12,381.00	\$3,450.00
			TOTAL	\$12,381.00	\$3,450.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$366.75	\$0.00	\$0.00	\$366.75
TOTAL DUE		\$366.75	\$0.00	\$0.00	\$366.75
EXEMPTION (APPLIED)					\$0.00
PAID					\$366.75
TOTAL LIABILITY valid through August 31, 2024:					\$0.00

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 8/15/2024.

Charles Broerman, Treasurer



BY: Charles W Broerman



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

Account #: R5301213046
 Parcel #: 5301213046
 Owner: CHALLENGER COMMUNITIES LLC
 8605 EXPLORER DR SUITE 250
 COLORADO SPRINGS, CO 80920-1013

Cert #: 23591
 Requestor: EL PASO COUNTY CTD MANAGEMENT ACCOUNT
 Requestor #:
 Email:

Amount due is valid at issuance date only.

Property Address: 0 ISABEL PL, COLORADO SPRINGS, 80908

Comments:

Legal Description: TR B FALCON MEADOWS AT BENT GRASS FIL NO 2

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	SKF	Values	Actual	Assessed
Authority		Levy	Tax		
BENT GRASS METRO DISTRICT		0.034641	\$4.85		
EL PASO COUNTY		0.006862	\$0.96		
EL PASO COUNTY SCHOOL DISTRICT #49		0.045577	\$6.38		
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$0.05		
FALCON FIRE PROTECTION DISTRICT		0.014886	\$2.08		
PIKES PEAK LIBRARY DISTRICT		0.003061	\$0.43		
UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT		0.000948	\$0.13		
TAXES FOR 2023					
		0.106305	\$14.88		
			Vacant Land	\$500.00	\$140.00
			TOTAL	\$500.00	\$140.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$14.88	\$0.00	\$0.00	\$14.88
TOTAL DUE		\$14.88	\$0.00	\$0.00	\$14.88
EXEMPTION (APPLIED)					\$0.00
PAID					\$14.88
TOTAL LIABILITY valid through August 31, 2024:					\$0.00

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Charles Broerman, Treasurer

BY: Charles W Broerman

