

Enclosure (2)

Legal Description

- a. El Paso County Assessor's data for 43000-00-563
- b. El Paso County Assessor's data for 43050-05-109

EL PASO COUNTY - COLORADO

4300000563
13625 JUDGE ORR RD, 7510 N CURTIS RD, 7550 N CURTIS RD

Total Market Value
\$2,165,682

OVERVIEW

Owner:	MEADOW LAKE AIRPORT ASSOC
Mailing Address:	13625 JUDGE ORR RD PEYTON CO, 80831-2400
Location:	13625 JUDGE ORR RD, 7510 N CURTIS RD, 7550 N CURTIS RD
Tax Status:	Exempt
Zoning:	PUD R-4 R-5 GA-0
Plat No:	3250
Legal Description:	TR IN SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SEC 04, S 88<44'13" E 1062.96 FT ALG S LN OF SD SEC TO SLY EXT OF ELY LN OF 450.0 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, TH N 19<31'29" W 1400.0 FT ALG SD LN FOR POB TH N 19<35'42" W 430.47, S 89<18'40" E 2230.25 FT, N 00<45'05" E 100.0 FT, N 89<12'59" E 575.04 FT, N 00<29'25" E 515.37 FT, S 89<30'35" E 1042.99 FT, TH SLY ALG WLY LN OF MEADOW LAKE ESTATES FIL NO 2 TO A PT ON S LN OF SEC 04, TH WLY ALG SD S LN 2300 FT M/L, N 19<31'29" W 1400.0 FT, N 89<44'13" W 992.0 FT TO POB, TOG WITH LOTS 24 & 25 BLK 1 MEADOW LAKE ESTATES FIL NO 2, TOG WITH TR 1 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PORT OF NW4 OF SEC 09-13-64 DESC AS FOLS: COM AT NW COR OF SD SEC 09, TH S 89<44'13" E 372.18 FT ALG N LN OF SD SEC FOR POB, TH CONT S 89<44'13" E 850.20 FT, S 19<31'29" E 1764.11 FT, S 70<28'31" W 800.00 FT, N 19<31'29" W 2051.94 FT TO POB, TOG WITH A PORT IN SW4 SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SD SEC 04, S 89<44'13" E 531.59 FT FOR POB, TH N 19<31'29" W 182.03 FT TO WLY EXT OF SLY LN OF 450.00 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, N 70<28'31" E 500.00 FT ALG SD WLY EXT TO SE COR THEREOF, S 19<31'29" E 361.92 FT TO S LN OF SEC 04, TH N 89<44'13" W 531.38 FT ALG SD S LN TO POB, TOG WITH THE NLY 50 FT OF LOT 8, SLY 50 T OF LOT 6, TOG WITH PT OF LOT 8 DESC AS FOLS: BEG AT NW COR OF SD LOT, TH S 89<29'35" E 53.24 FT, S 19<35'42" E 50.0 FT, S 25<30'36" W 70.71 FT TO WLY LN OF SD LOT, TH N 19<35'42" W ALG SD WLY LN 118.30 FT TO POB BLK 2 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH AIRCRAFT RUNWAY MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PT OF TRACT 2 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PT LY IN SE4 SEC 5-13-64 DESC AS FOLS: COM AT SW COR OF LOT 1 MEADOW LAKE AIRPORT FIL NO 9, TH S 00<03'47" W 1300.36 FT TO SW COR OF SD TRACT 2 MEADOW LAKE AIRPORT FIL NO 1, TH CONT S 00<03'47" W 473.35 FT M/L, S 89<59'09" E 1205.82 FT, N 19<34'24" W 446.69 FT M/L TO SE COR OF SD TRACT 2, TH CONT N 19<34'24" W 1376.30 FT, N 89<59'17" W 594.72 FT TO POB, TOG WITH TR IN SE4 SEC 5-13-64 DESC AS FOLS: BEG AT SE COR LOT 39A BLK 6A REFIL OF PT OF MEADOW LAKE ESTATES FIL 1, TH S 89<59'09" E 1205.82 FT, S 19<34'24" E 57.88 FT, TH S 89<59'00" W 1228.68 FT, N 00<00'51" E 56.59 FT TO POB, TOG WITH TR IN SEC 5-13-64 DESC AS FOLS: COM AT SE COR OF SD SEC 5, TH N 87<24'10" W 49.46 FT FOR POB, TH CONT N 87<24'10" W 572.04 FT, N 00<01'56" E 275.70 FT, N 87<24'10" W 619.97 FT, N 00<01'56" E 1350.0 FT TO A PT S 00<01'56" W 473.25 FT FROM THE SW COR OF TR 2 MEADOW LAKE AIRPORT FIL NO 1, TH N 89<59'00" E 591.86 FT, S 19<35'42" E 1783.15 FT TO POB AKA TR 11B, TOG WITH TR IN SE4 SEC 5 & SW4 SEC 4-13-64 DESC AS FOLS: COM AT SE COR OF SEC 5, TH N 87<24'10" W 49.46 FT, N 19<35'42" W 1783.15 FT, N 89<59'00" E 636.82 FT, S 19<35'42" E 181.65 FT, N 89<45'51" W 535.99 FT TO POB AKA TR 11A TOG WITH THAT PORT OF SE4 SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SEC 04, S 88<44'13" E 1062.96 FT ALG S LN OF SD SEC TO SLY EXT OF ELY LN OF 450.0 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, TH N 19<31'29" W 1400.0 FT ALG SD LN, S 89<44'13" E 992.0 FT, S 19<31'29" E 1400.0 FT TO S LN OF SEC 04, N 89<44'13" W 992.0 FT ALG SD LN TO POB, TOG WITH NW4 SEC 9-13-64, EX THAT PT DESC AS FOLS: COM AT NW COR OF SD SEC 9, TH S 89<44'13" E 372.18 FT ALG N LN OF SD SEC 9 FOR POB, TH CONT S 89<44'13" E 850.20 FT, S 19<31'29" E 1764.11 FT, S 70<28'31" W 800.0 FT, N 19<31'29" W 2051.94 FT TO POB, TOG WITH TR IN SW4 SEC 9-13-64 DESC AS FOLS: BEG AT W4 COR OF SD SEC 9, TH S 89<45'08" E ALG N LN OF SD SW4 930.31 FT, TH S 19<30'09" E 1125.91 FT, S 00<52'11" W 1584.42 FT TO A PT ON S LN OF SD SEC 9, TH N 89<50'19" W 1322.30 FT TO SW COR OF SD SEC 9, N 00<52'11" E 2646.15 FT TO POB, TOG WITH TR IN NW4SW4 SEC 9-13-64 DESC AS FOLS: COM AT W4 COR OF SD SEC 9, TH S 89<45'08" E ALG N LN 930.31 FT FOR POB, TH S 19<30'09" E 1125.91 FT, N 00<52'11" E 1055.58 FT M/L TO THE N LN OF SW4, TH N 89<45'08" W 389.69 FT M/L TO POB, TOG WITH TR IN SW4 SEC 9-13-64 DESC AS FOLS: COM AT THE SW COR OF SD SEC 9, TH S 89<50'19" E 1322.30 FT FOR POB, TH N 00<52'11" E 1584.42 FT, S 19<30'09" E 1682.41 FT, N 89<50'19" W 585.72 FT TO POB AKA TR 9C, TOG WITH TR IN S2 SEC 9-13-64 DESC AS FOLS: COM AT W4 COR OF SD SEC 9, TH S 89<45'08" E 2639.92 FT, S 00<48'03" W 26.05 FT FOR POB, TH S 19<30'08" E 675.68 FT, N 89<45'08" W 231.47 FT, N 00<48'03" E 635.97 FT TO POB AKA TR 9BB, TOG WITH A PORT OF NE4 SEC 91-13-64, BEG AT NE COR OF SD SEC 9, TH S 00<38'04" W ALG E LN 93.65 FT, S 88<28'55" W 343.54 FT, S 07<93'44" E 400.00 FT, S 82<46'16" W 2370.48 FT TO PT ON W LN OF SD NE4, N 00<42'51" E ALG SD W LN 808.74 FT TO THE NW COR, TH S 89<45'52" E ALG N LN OF SD NE4 2635.71 FT TO POB, TOG WITH TR IN S2 SEC 9-13-64 DESC AS FOLS: COM AT THE S4 COR OF SD SEC 9, TH N 89<50'19" W 735.12 FT, TH N 19<39'19" W 1682.41 FT, TH N 00<52'11" E 1059.74 FT, S 89<45'08" E 1317.64 FT, S 00<48'03" W 662.13 FT, S 89<45'08" E 234.51 FT, S 19<30'09" E 2102.10 FT, N 89<50'19" W 963.97 FT TO POB AKA TR 9B TOG W/ SLY 50 FT OF LOTS 2, 4 & 5 BLK 2 MEADOW LAKE AIRPORT FIL NO 1 TOG W/ CESSNA DR, EX THOSE PTS PLATTED INTO MEADOW LAKE FIL NOS 3 & 5 SEC 4-13-64

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$1,980,325	\$0
Improvement	\$185,357	\$0
Total	\$2,165,682	\$0

ALL OTHER EXEMPT (1)

Market Value **\$4,634**

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	470
Year Built	1983	Occup 2	
Area	864	HVA 1	
Class	D	HVA 2	
Quality	2.0	Wall Height	12
Stories	1	Land Size	33005412
Perimeter	120	Neigh #	222
# Units			

ALL OTHER EXEMPT (2)

Market Value **\$114,583**

Assessment Rate	29.00	Sprinkler	N
Bldg #	2	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	350
Year Built	1983	Occup 2	328
Area	6709	HVA 1	
Class	S	HVA 2	
Quality	1.5	Wall Height	10
Stories	2	Land Size	33005412
Perimeter	277	Neigh #	222
# Units			

ALL OTHER EXEMPT (3)

Market Value **\$66,140**

Assessment Rate	29.00	Sprinkler	N
Bldg #	3	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	999
Year Built	1970	Occup 2	
Area	625	HVA 1	
Class	B	HVA 2	
Quality	3.0	Wall Height	14
Stories	1	Land Size	33005412
Perimeter	175	Neigh #	222
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	ALL OTHER EXEMPT	29.000	757.7 Acres	\$1,980,325

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SDC** Levy Year: **2021** Mill Levy: **70.942**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
EL PASO COUNTY SCHOOL NO 49	44.111	RON SPRINZ	(719) 495-1109
PIKES PEAK LIBRARY	3.490	RANDY GREEN	(719) 531-6333
FALCON FIRE PROTECTION	14.886	TRENT HARWIG	(719) 495-4050
UPPER BLK SQUIRREL CRK GROUND WATER	1.005	TRACY DORAN	(719) 510-0780
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

EL PASO COUNTY - COLORADO

4305005109
13635 JUDGE ORR RD

Total Market Value
\$139,292

OVERVIEW

Owner:	MEADOW LAKE AIRPORT, ASSOCIATION
Mailing Address:	13625 JUDGE ORR RD PEYTON CO, 80831-8430
Location:	13635 JUDGE ORR RD
Tax Status:	Taxable
Zoning:	R-4 GA-O
Plat No:	3250
Legal Description:	LOT 6 BLK 2 MEADOW LAKE AIRPORT FIL NO 1 EX S 50 FT TO TAXIWAY IMP LOCATED ON 43050-05-110

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$127,630	\$37,010
Improvement	\$11,662	\$3,380
Total	\$139,292	\$40,390

MISC. SITE IMPROVEMENTS (1)

Market Value **\$11,662**

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	MISC. SITE IMPROVEMENTS	Occup 1	391
Year Built	1973	Occup 2	
Area	9900	HVA 1	
Class	S	HVA 2	
Quality	1.5	Wall Height	12
Stories	1	Land Size	216493
Perimeter	514	Neigh #	222
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	WAREHOUSE/STORAGE	29.000	4.97 Acres	\$127,630

TAX ENTITY AND LEVY INFORMATION

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EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
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FALCON FIRE PROTECTION	14.886	TRENT HARWIG	(719) 495-4050
UPPER BLK SQUIRREL CRK GROUND WATER	1.005	TRACY DORAN	(719) 510-0780
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104



No Photo Available



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