RESIDENTIAL PROPERTY APPRAISAL RECORD

(WBO) DETERMINED • INDICATED
VALUE ENTERED ASSESSED VALUE TOTAL - (DAF) TAX AREA LAND / IMPS. RATIO APPROACH 'USED (CORRELATION) FOR ACTUAL VALUE DETERMINATION IMP8. DATA REFERENCE PHOTOGRAPH INCOME APPROACH 500 500 LAND (WBF) ACTUAL VALUE TOTAL TAX STATUS DECONOMIC RENT . ACTUAL VALUE (FAB) (4.80c.) (WBB) APPROACH USED 18-34 1660 18-83 1660 | CAE| | (GAB) DATE GROSS RENT AULTIPLIER AAA) (DAB) (DAI) (DAI) (BAI) (BAI) Reviewed by: A. AHEA 183 (FAC) YEAR COCO DATE Dates 80915 <u>D</u> <u>...</u> <u>as</u> (DAA) 0 160000 BASE ADJUSTMENT FACTORS BASE UNIT TOTAL LAND
UNIT SIZE SHAPE LOCATION OTHER COMPOSITE ♥ VALUE

VALUE INDICATED INDICATED EST. PROPERTY VALUE 663 (CBA) ZIP CODE PHYSIGAL CHARACTERISTICS (OTHER ADJUSTMENTS) (DAG) PLAN DIST. ADD (I A D)
ERT. ECONOMIC
RENT (UNFUR!) (AA) PARCEL NO 54/80-60-044 APPRAISER'S INTERVIEW AND VALUE ESTIMATE you min by a chilled ADJUSTED R.C.N.L.D. MARKET APPROACH (COMPARABLE SALES) (VAD) • LOT (S) FURNISHED UNFURNISHED (JAB) LAND (CLASS. TISTAM VALUE CALCULATION (PART FACTOR PART FACTOR SIZE SIZE SIZE SIZE SIZE OTHER CHANNEN OTHER CORE and Land nact CITY & STATE COST APPROACH tuo Peterla (DAE) CENSUS No. DATE PRICE PAID TIME LOCATION OF SALE (R.E.ONLY) ADJ. ADJ. × % * OCCUPANCY MONTHLY
OWNER TENANT X 200 = 1660 COST FACTORS 38 * % % Courses of the Chromat Co 107 Section In Christen , , Raymond & " Olarico Onneston 4134 (GAA) PROPERTY ADDRESS (CAC) (GAG) (GAG) STREET ADDRESS STREET ADDRESS SALE PRICE 2314 4.311 Cimarron South til no TOTAL R.C.N. L.D (DAD) SUB. No. APPRAISER DATE (BAC) SALES REFERENCE 1974 (WAA) DATE PUBLIC WATER JOB
WELL WATER JOB
PUBLIC SEWER JCC
SEPTIC SYSTEM JCD
HATURAL GAS JCE VIEW JED NOW JEE NOW JEF IMPROVEMENTS ● LEGAL DESCRIPTION (DAH) ZONING H3 (JAA) USE 0 780 TOPOGRAPHY LAND ATTRIBUTES BUBJECT PROPERTY JBG JBA JOE JOE JOE JEB CURB & BUTTER JBE STREET LIGHTS JBF JCF JDB RETAINING WALL JOH REPRESENTATIVE JEA (DAC) CITY NO. (VAA) CITY OR TOWN SHAPE, ETC. WHOTH 100 1/44-1/71 UTILITIES PAVED STREET
GRAVELED STREET
UNIMPROVED COL - DE - SAC ELECTRICITY IRREGULAR SIDEWALK HIGH STEEP LOW BLDPING HILLY LEVEL ALLEY ROCK



MARK LOWDERMAN **EL PASO COUNTY ASSESSOR** 27 East Vermijo Avenue, 2nd Floor Colorado Springs, Colorado 80903

Appeals will be held May 1, 2011 through May 31, 2011

LOCATION: 27 East Vermijo Avenue, 2nd Floor

OFFICE HOURS: 8:00 A.M. - 5:00 P.M. Monday - Thursday

TELEPHONE #: (719) 520-6600 FAX #: (719) 520-6665

(719) 520-6635

DATE: 2011-05-01

LEGAL DESCRIPTION OF PROPERTY SCHEDULE / PARCEL NUMBER **TAX YEAR** TAX DISTRICT CODE (MAY BE INCOMPLETE) TRACT A CIMARRON SOUTH FIL NO 1, EX THAT PT CONV TO STATE DOT BY REC #203029959 54180-00-076 2011 FBM

CHRISTENSEN RAYMOND H & ALANKA INVESTMENTS
PLATTE AVE E

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 24-month period ending June 30, 2010 § 39-5-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2010) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The assessment rate for residential property is projected to be 7.96%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Non-Residential Land	29.00%	595	5	600
	TOTALS	595	5	600
You have the right to Appeal your Real Property Value or its Classification				

Vacant Land

Description VACANT LAND = 5 AND < 10 ACRES SqFt/Acres 8.2 Acres

To view properties comparable to your own, please visit our web site, at: http://land.elpasoco.com If you wish to appeal your property.

> PLEASE MAKE A PHOTOCOPY OF THIS FORM FOR YOUR RECORDS, IF APPEALING. **CALCULATION OF PROPERTY TAXES**

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total tax rate of the authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Please refer to last year's tax notice or visit the El Paso County Assessor's Office website at http://land.elpasoco.com/taxingentities.aspx for a listing of the local taxing authorities. Your estimated taxes, based on last year's tax rates are shown below.

EXAMPLE: By applying the formula below, an <u>estimation</u> of your taxes can be calculated. The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes 39-5-121(1), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	х	MILL RATE	=	ESTIMATED TAXES
2010	595	170	X	.064876	=	11.03
2011	600	170	х	.064876	=	11.03

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

AUTO*****5-DIGIT 80915

54180-00-076 CHRISTENSEN RAYMOND H & ALANKA INVESTMENTS 6425 E PLATTE AVE COLORADO SPRINGS, CO 80915-3707



El Paso County COLORADO

DATE
June 26, 2012

SCHEDULE NUMBER 54180-00-076

ROBERT C. "BOB" BALINK, TREASURER PROPERTY TYPE

2011 Taxes Payable in 2012

PROPERTY TYPE
REAL PROPERTY

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PROPERTY LOCATION PLATTE AVE E

54180-00-076* CHRISTENSEN RAYMOND H & ALANKA INVESTMENTS 6425 E PLATTE AVE COLORADO SPRINGS, CO 80915-3707 PROPERTY DESCRIPTION
TRACT A CIMARRON SOUTH FIL NO 1,
EX THAT PT CONV TO STATE DOT BY
REC #203029959

Dear Property Owner:

You are respectfully requested to review your property tax records for the described property. Our records indicate the 2011 property taxes have not been paid. If there is a discrepancy between your records and ours, please advise our office without delay.

When taxes are not paid, a statutory process is followed. A calendar is being provided for the process:

September 4, 2012 +

Last day to pay taxes and preclude your property from being listed in the unpaid tax publication. NO POSTMARKS ACCEPTED.

Publication Dates October 12, 2012 + September 19, September 26, and October 3, 2012.

Last day to pay property taxes and stop the sale of a tax lien at public auction. + NO POSTMARKS ACCEPTED.

October 16 -17, 2012+

Public auction of unpaid taxes.

Particular attention should be given if a **SPECIAL MESSAGE** is noted below. Amounts listed on the remittance coupon are for 2011 taxes payable in 2012 and **may not** include prior year taxes, previous tax liens, or special assessments. It is important to **select a single date** and amount when sending your payment.

Questions may be directed to our office at 719-520-7900.

DIRECTEN PREGUNTAS A 719-520-7900.

SPECIAL MESSAGE UNREDEEMED TAX SALE

RETURN THIS COUPON WITH YOUR PAYMENT

MAKE CHECKS PAYABLE TO: EL PASO COUNTY TREASURER 54180-00-076 CHRISTENSEN RAYMOND H &

MAIL PAYMENT AND COUPON TO: EL PASO COUNTY TREASURER P.O. BOX 2018 SELECT ONLY ONE PAYMENT AMOUNT AND DATE WINDOW Payment from Payment through Amou

P.O. BOX 2018	Payment from	Payment through	Amount
COLO. SPGS.,CO 80901-2018	Jul. 01, 2012	Jul. 31, 2012	11.88
	Aug. 01, 2012	Aug. 31, 2012	11.99
OFFICE LOCATION:	Sep. 01, 2012+	Sep. 04, 2012+	12.11
1675 W. Garden of the Gods Rd., Suite 2100	Sep. 05, 2012+	Sep. 28, 2012+	22.11
COLO. SPGS., CO 80907	Oct. 01, 2012+	Oct. 12, 2012+	22.22

TELEPHONE NO: 719-520-7900 website: http://trs.elpasoco.com e-mail: trsweb@elpasoco.com

⁺ ALL PAYMENTS MADE AFTER AUGUST 31 MUST BE IN CASH OR CERTIFIED FUNDS.

Know all Men by these Presents, That, whereas, the following described property, viz:

Legal description as described at time of sale: TRACT A CIMARRON SOUTH FIL NO 1 Legal description as now described: TRACT A CIMARRON SOUTH FIL NO 1, EX THAT PT CONV TO STATE DOT BY REC #203029959 EL PASO COUNTY SCHEDULE NUMBER: 54180-00-044, now identified as 54180-00-076 **BOOK 97 CERTIFICATE 1023** situated in the County of El Paso and State of Colorado, was subject to taxation for the year (or years) A.D. 1989; And, Whereas, The taxes assessed upon said property for the year (or years) aforesaid remained due and unpaid at the date of the sale hereinafter named; And, Whereas, The Treasurer of the said County did, on the ____24th__ day of A.D. 1990, by virtue of the authority vested in him by law, at the sale begun and publicly held on the 24th of October , A.D. 1990, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on real property above described for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on said *And, Whereas, At the time and place aforesaid,___ address is ______, City or Town of ______and State of ____ bid on the tax lien on all of the above described property the sum of __n/a Dollars and Cents, being the whole amount of taxes, delinquent interest, and costs then due and remaining unpaid upon said property for said year <u>n/a</u>, and the said <u>n/a</u> having offered in his said bid to pay the sum of ___ n/a __Dollars and

property for said year __n/a, and payment of the said sum having been made by him to the said Treasurer, the said tax lien on such property was stricken off to him at that price; *And, Whereas, The said _ whose street address is City or Town of n/a , County of n/a and State of ______, did, on the _____, day of ______, A.D. 2000 , duly assign the certificate of the sale of the tax lien on the property as aforesaid, and all his rights, title, and interest in _____, City or Town of _____n/a whose street address is said property, to _____n/a__ n/a and State of

amount which any person offered to pay in excess of the said taxes, delinquent interest, and costs so due upon said

Cents in excess of said taxes, delinquent interest, and costs, and the said bid being the largest

*And, Whereas, At the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the tax lien on said property, and no person or persons having offered to pay the said taxes, delinquent interest and costs upon said property for said year ______ 1989___, and the Treasurer having become satisfied that no sale of the tax lien on said property could be had, therefore the said tax lien on said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued therefor to the said County in accordance with the statute in such case made and provided;

*And, Whereas, The said _____El Paso ____ County, acting by and through its Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the 27th day of April, A.D. 2012, did duly assign the certificate of sale of the tax lien on said property, so issued as aforesaid to said County, and all its rights, title, and interest in said property held by virtue of said sale to <u>Thomas E. Richardson</u> whose address is 14445 Chalet Lane City or Town of <u>Colorado Springs</u>, and State of <u>Colorado</u> for the sum of Five Thousand Six Hundred Thirty Three Dollars and Sixty Seven

*And, Wheras, The said Thomas E. Richardson, whose street address is 14445 Chalet Lane City of Town of Colorado Springs, and State of Colorado, did on the 26th day of June 2012, duly assign the certificate of the sale of the tax lien on the rproperty as aforesaid, and all his rights, title, and interest in said property to the City of Colorado Springs, whose street address is 30 South Nevada Avenue City of Town of Colorado Springs, and State of Colorado.

*And, Whereas, The said _____City of Colorado Springs whose street address is ____ 30 South Nevada Avenue, City or Town of Colorado Springs, and State of Colorado, did on the 9th day of November, A.D. 2012____, duly assign the certificate of the sale of

TREASURER'S DEED SINGLE PARCEL - C.R.S. 3 9-11-135

Rev. 10/14/99

WAYNE W. WILLIAMS 11/16/2012 01:37:32 PM Page Doc \$0.00

El Paso County, CO Rec \$16.00 1 of 2 212137112

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· And,	Whereas, More t	han three v	ears have	elapsed sir	ice the	e date of	the sa	aid sale.	and the sa	id proper	tv has i	ot
been redeeme	d therefrom as pr	rovided by	law; And	Whereas,	The s	aid prop	erty v	vas value	d for asse	ssment fo	or said	vear
1989	at the ar	nount of			\$1,	250.00						
And,	Whereas, All the	provisions	of the sta	tutes presc	ribing	prerequi	isites	to obtair	ing tax de	eds have	been f	ully
	n, and are now of											
Now,	Therefore, I,	Robert C	. Balink		, T	reasurer	of the	e County	aforesaid	, for and	in	
consideration	of the sum to the	1 reasurer	paid as at	oresaid, an	d by v	virtue of t	the st	atute in s	such case	made and	provid	ed,
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the rights of r	edemption by in	nors, or me	ompetent	persons, a	s prov	ided by i	iaw.					
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Mailing addre	ess for Cherrototices 6250 Color Cortificate No	okee Metro Palmer Par ado Spring	politan Di k s, CO 80	strict 915	I hereby certify that	County of El Paso	Sia	Cheroke	Cou		TREASU	No.
Mailing addre	ess for Cherrototices 6250 Color Cortificate No	okee Metro Palmer Par ado Spring	politan Di k s, CO 80	strict 915	I hereby certify that thi	County of El Paso	Sun	Cherokee N	Robert County	TJ	TREASUR	No.
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