



Certificate of Taxes Due

EL PASO COUNTY TREASURER
EL PASO COUNTY, CO

Account #: R6530400013
Parcel #: 6530400013
Owner: ROCK CREEK RESIDENTIAL LLC
90 S CASCADE AVE STE 1500
COLORADO SPRINGS, CO 80903-1639

Cert #: 109229
Requestor:
Requestor #:
Email:

Amount due is valid at issuance date only.

Property Address: 285 PAWNEE RD, COLORADO SPRINGS, 80926

Comments:

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

ORIGINAL TAX BILLING FOR 2025	TAX DISTRICT	EAH	Values	Actual
Authority	Levy	Tax	Residential	\$156,459.00
CITY OF COLORADO SPRINGS	0.003009	\$29.43	TOTAL	\$156,459.00
EL PASO COUNTY	0.006857	\$67.06		
EL PASO COUNTY TABOR CREDIT	0	-\$18.92		
EPC ROAD & BRIDGE SHARE	0.000165	\$1.62		
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	\$1.62		
FTN/FT CARSON SCHOOL DISTRICT #8	0.029765	\$328.30		
PIKES PEAK LIBRARY DISTRICT	0.002938	\$28.74		
ROCK CREEK METRO DISTRICT	0.064533	\$631.13		
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.00085	\$8.31		
SOUTHWESTERN HWY 115 FIRE PROTECTION DISTRICT	0.013215	\$129.24		
TAXES FOR 2025	0.121497	\$1,206.53		

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2025	TAX BILL	\$1,206.53	\$24.13	\$0.00	\$1,230.66
TOTAL DUE		\$1,206.53	\$24.13	\$0.00	\$1,230.66
EXEMPTION (APPLIED)					\$0.00
PAID					\$1,230.66
TOTAL LIABILITY valid through September 14, 2026:					\$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 9/14/2026.



Charles Broerman, Treasurer

BY:



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EL PASO COUNTY TREASURER
EL PASO COUNTY, CO

Account #: R6530400013

Parcel #:

6530400013

Cert #: 109229

Property Address: 285 PAWNEE RD, COLORADO SPRINGS, 80926

Legal Description: TR OF LAND IN THE S2 OF SEC 30-15-66 DESC AS FOLS: COM AT THE S4 COR OF SD SEC 30, TH E ON THE S LN THEREOF 206.70 FT TO THE INTERSECTION WITH THE CEN LN OF STATE HWY115, TH NLY ON THE CEN LN OF SD HWY 716.00 FT, M/L, TO THE ELY COR OF THE TR OF LAND DESC IN DEED REC IN BK 1393, PG 121, REC. 904410 FOR THE POB; TH WLY ON THE NLY LN OF SD TR TO AN ANG PT THEREON, TH N ON AN ELY LN OF SD TR 100.00 FT, TH W ON THE NLY LN 300.00 FT TO A COR THEREOF, TH N ON AN ELY LN THEREOF 292.00 FT, TH E PARA WITH THE S LN OF SD SEC 30 300.00 FT, TH S PARA WITH THE W LN OF SD SEC 292.00 FT, TH E PARA WITH THE S LN 300.00 FT, TH S PARA WITH THE W LN OF SD SEC 242.00 FT, TH E PARA WITH THE S LN OF SD SEC 30 TO INTERSECT THE CEN LN OF SD STATE HWY 115, TH SWLY ON SD CEN LN TO THE POB; EX THAT PORTION DESC IN DEED RECORDED IN BK 2035 AT PG 159, REC. NO. 368209



Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R6530400014
 Parcel #: 6530400014
 Owner: COLORADO SPRINGS EQUITIES LLC
 90 S CASCADE AVE STE 1500
 COLORADO SPRINGS, CO 80903-1639

Cert #: 109228
 Requestor:
 Requestor #:
 Email:

Amount due is valid at issuance date only.

Property Address: 285 PAWNEE RD, COLORADO SPRINGS, 80926

Comments:

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

ORIGINAL TAX BILLING FOR 2025	TAX DISTRICT	EAG	Values	Actual
Authority	Levy	Tax	Vacant Land	\$83,475.00
CITY OF COLORADO SPRINGS	0.003009	\$67.82	TOTAL	\$83,475.00
EL PASO COUNTY	0.006857	\$154.56		
EPC ROAD & BRIDGE SHARE	0.000165	\$3.72		
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	\$3.72		
FTN/FT CARSON SCHOOL DISTRICT #8	0.029765	\$670.91		
PIKES PEAK LIBRARY DISTRICT	0.002938	\$66.22		
ROCK CREEK METRO DISTRICT	0.064533	\$1,454.57		
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.00085	\$19.15		
SOUTHWESTERN HWY 115 FIRE PROTECTION DISTRICT	0.013215	\$297.87		
TAXES FOR 2025	0.121497	\$2,738.54		

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2025	TAX BILL	\$2,738.54	\$0.00	\$0.00	\$2,738.54
TOTAL DUE		\$2,738.54	\$0.00	\$0.00	\$2,738.54
EXEMPTION (APPLIED)					\$0.00
PAID					\$2,738.54
TOTAL LIABILITY valid through September 14, 2026:					\$0.00

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Account #: R6530400014

Parcel #:

6530400014

Cert #: 109228

Property Address: 285 PAWNEE RD, COLORADO SPRINGS, 80926

Legal Description: TRACT IN S2 SEC 30-15-66 AS FOLS, COM AT S4 COR OF SEC, TH RUN E ALG S LN 206.7 FT M/L TO C/L OF ST HWY 115, NLY ALG SD C/L 716 FT M/L TO NE COR OF TR CONV BY BK 1393-121, TH W ALG NLY BDRY OF ABOVE TR 531 FT M/L, N ALG ELY BDRY OF SD TR 100 FT FOR POB, TH W ALG NLY BDRY 300 FT, N ALG E BDRY 292 FT, E ON LN PARA WITH S LN 300 FT, TH S ON LN PARA WITH W LN OF SEC 292 FT TO POB, TOG W/ TRACT IN S2 SEC 30-15-66 AS FOLS, BEG AT POI OF C/L OF HWY 115 + NE COR OF TR DES IN BK 1570-408, TH W ALG N LN OF SD TR TO A PT WHICH IS COR OF SD TR, N ALG ELY LN OF SD TR 242 FT TO A PT WHICH IS COR OF SD TR, W ALG N LN OF SD TR 300 FT TO A PT ON AN E LN OF TR DES IN BK 1393-121, N ON SD E LN 353 FT TO S LN OF CO RD AS NOW USED, TH ELY + SELY ALG S LN OF CO RD TO ITS INTSEC WITH C/L OF HWY 115, TH SWLY ALG C/L OF SD HWY TO POB EX PT TO HWY, EX THAT PT CONVEYED BY REC. NO. 224050744