



# Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R5221400001  
Parcel #: 5221400001  
Owner: TIMBERRIDGE DEVELOPMENT GROUP LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

Cert #: 25116  
Requestor: Black Knight  
Requestor #:  
Email: PTD-CO-CERTS@bkfs.com

Amount due is valid at issuance date only.

Property Address: 0 VOLLMER RD, COLORADO SPRINGS, 80908

Comments: 2639COR-1 SAH

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

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	JC5	Values	Actual	Assessed
Authority	Levy	Tax	Vacant Land	\$100.00	\$30.00
ACADEMY SCHOOL DISTRICT #20	0.047867	\$1.44	TOTAL	\$100.00	\$30.00
BLACK FOREST FIRE PROTECTION DISTRICT	0.014951	\$0.45			
EL PASO COUNTY	0.006862	\$0.20			
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$0.01			
PIKES PEAK LIBRARY DISTRICT	0.003061	\$0.09			
THE RETREAT METRO DISTRICT #1	0.055095	\$1.65			
TAXES FOR 2023	0.128166	\$3.84			

\* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$3.84	\$0.00	\$0.00	\$3.84
TOTAL DUE		\$3.84	\$0.00	\$0.00	\$3.84
EXEMPTION (APPLIED)					\$0.00
PAID					\$3.84
TOTAL LIABILITY valid through September 30, 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 9/6/2024.

Charles Broerman, Treasurer

BY:





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Legal Description: TR IN THE SE4SE4 SEC 21 AND THE SW4SW4 SEC 22-12-65 DESC AS FOLS: COM AT THE SW4NE4 SEC 28 ON THE ELY R/W LN OF VOLLMER RD, TH NELY ALG THE ELY R/W LN OF VOLLMER RD 1450.84 FT TO SLY LN OF SEC 21 TO THE POB; TH N89-40-23E 761.52 FT TO A PT ON THE E LN OF THE NE4 SEC 28, TH N00-52-58W ON E LN 30.00 FT TO THE SE COR OF SEC 21, TH S89-40-23W 736.82 FT TO THE ELY R/W LN OF VOLLMER RD, TH N21-41-10E 113.82 FT, TH S68-18-50E 145.93 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 560.00 FT, A C/A OF 22-00-44 ARC DIST OF 215.15 FT, TH N89-40-23E 348.92 FT, TH N88-38-56E 104.90 FT, TH S27-23-24E 41.63 FT TO THE N LN OF SEC 27, TH S89-22-53W 277.20 FT ALG THE N LN OF SEC 27 TO THE POB