



# Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R5227200008  
Parcel #: 5227200008  
Owner: TIMBERRIDGE DEVELOPMENT GROUP LLC  
2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS, CO 80921

Cert #: 25120  
Requestor: Black Knight  
Requestor #:  
Email: PTD-CO-CERTS@bkfs.com

Amount due is valid at issuance date only.

Property Address: 0 ARROYA LN, COLORADO SPRINGS, 80908

Comments: 2639COR-6 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	\$40,000.00	\$11,160.00
ACADEMY SCHOOL DISTRICT #20	0.047867	\$534.19	TOTAL	\$40,000.00	\$11,160.00
BLACK FOREST FIRE PROTECTION DISTRICT	0.014951	\$166.85			
EL PASO COUNTY	0.006862	\$76.58			
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$3.68			
PIKES PEAK LIBRARY DISTRICT	0.003061	\$34.16			
THE RETREAT METRO DISTRICT #1	0.055095	\$614.87			
TAXES FOR 2023	0.128166	\$1,430.33			

\* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$1,430.33	\$0.00	\$0.00	\$1,430.33
TOTAL DUE		\$1,430.33	\$0.00	\$0.00	\$1,430.33
EXEMPTION (APPLIED)					\$0.00
PAID					\$1,430.33
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: TRACT OF LAND IN THE NW4 SEC 27-12-65 DESC AS FOLS: BEG AT THE NE COR OF TRACT A, RETREAT AT TIMBERRIDGE FIL. NO. 1, TH N90-00-00E 167.45 FT, TH N15-54-58E 440.63 FT, TH N10-20-00W 558.64 FT, TH N25-39-15W 434.09 FT, TH N09-14-36W 260.14 FT M/L TO THE N LN OF SD SEC 27, TH ALG THE N LN OF SD SEC 27 N90-00-00W 144.87 FT M/L TO THE NW COR OF SD SEC 27, TH SLY ALG THE W LN OF SD SEC 27 1656.38 FT M/L, TH N90-00-00E 162.67 FT M/L TO THE POB, EX THAT PT PLATTED TO RETREAT AT TIMBERRIDGE FIL NO 2