



Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R5227200007
 Parcel #: 5227200007
 Owner: TIMBERRIDGE DEVELOPMENT GROUP LLC
 2138 FLYING HORSE CLUB DR
 COLORADO SPRINGS, CO 80921

Cert #: 25119
 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-5 SAH

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

ORIGINAL TAX BILLING FOR 2023	TAX DISTRICT	SBT	Values	Actual	Assessed
Authority		Levy	Tax		
BLACK FOREST FIRE PROTECTION DISTRICT		0.014951	\$1,876.35		
EL PASO COUNTY		0.006862	\$861.19		
EL PASO COUNTY SCHOOL DISTRICT #49		0.045577	\$5,719.91		
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$41.42		
PIKES PEAK LIBRARY DISTRICT		0.003061	\$384.16		
THE RETREAT METRO DISTRICT #2		0.055811	\$7,004.27		
TAXES FOR 2023					
		0.126592	\$15,887.30		
				\$449,820.00	\$125,500.00
				TOTAL	\$449,820.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2023	Tax Bill	\$15,887.30	\$0.00	\$0.00	\$15,887.30
TOTAL DUE		\$15,887.30	\$0.00	\$0.00	\$15,887.30
EXEMPTION (APPLIED)					\$0.00
PAID					\$15,887.30
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: Charles W Broerman





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Legal Description: NW4NW4 SEC 27-12-65 TOG WITH EASEMENT & R/W OVER PRIVATE RD BY BK 5054-1178, EX THAT PT DESC BY REC #221119288
EX THAT PT PLATTED TO RETREAT AT TIMBERRIDGE FIL NO 2