

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 53010-00-019

2022 TAXES PAYABLE 2023

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate
Property Location: BENT GRASS MEADOWS DR
Property Description: TR IN W2 SEC 1-13-65 DESC AS FOLS: COM AT SW COR OF SD SEC 1, TH N 00<16'02" E 2429.74 FT FOR POB, TH CONT N00<16"02"E 205.35FT, N 00<15'34"E 1316.12FT, >> SEE NEXT PAGE for SUPP. INFORMATION <<

Alerts:

<u>Assessed Value</u>		
Land	\$	265280
Improvement	\$	0
TOTAL	\$	265280

<u>Tax District:</u> SKF	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	2051.14
EPC ROAD & BRIDGE (UNSHARED)	0.000330	87.54
EL PASO COUNTY SCHOOL NO.49	0.045159	11979.78
PIKES PEAK LIBRARY	0.003512	931.66
FALCON FIRE PROTECTION	0.014886	3948.96
UPPER BLK SQUIRREL CRK GROUND WATER	0.001062	281.73
BENT GRASS METROPOLITAN	0.038641	10250.68
EI Paso County TABOR Refund	0.000000	-862.96
TOTAL	0.111322	28668.53

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2022 taxes: 28668.53

Amount due valid through FEBRUARY 28th, 2023 : \$ 28,668.53

IN WITNESS WHEREOF, I hereonto set my hand and seal this 26th day of JANUARY A.D. 2023

Issued to: epcltrsparker Treasurer

Chuck Broerman
Treasurer, El Paso County

Erin Ganaway
Fee for issuing this certificate \$10.00 20230126 42237

By Charles W Broerman

Supplemental Information

Schedule (Account) No: 53010-00-019

Date of Issue: 26th day of JANUARY A.D. 2023

Full Property Description:

S89<53'38"E 1207.60FT, S00<15'34"W 938.90FT, S90<00'00" W 62.89 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 605.0FT A C/A OF 65<45'46" AN ARC DIST OF 694.41FT, S24<14'14"W 247.85FT, N89<43'58"W 493.97FT TO POB

Alerts:

Owners:

**CERTIFICATE AD VALOREM PROPERTY TAXES
COUNTY OF EL PASO, STATE OF COLORADO**

I, the undersigned, County Treasurer, certify that there are no unpaid property taxes or other assessments collectable by my office on the following described property, except as disclosed this date. This does not include assessments not of record this date.

Schedule (Account) No: 53012-01-061

2022 TAXES PAYABLE 2023

Owner Per Tax Record: CHALLENGER COMMUNITIES LLC

Property Type: Real Estate

Property Location: BENT GRASS MEADOWS DR

Property Description: TR G BENT GRASS RESIDENTIAL FIL NO 2

Alerts:

<u>Assessed Value</u>		
Land	\$	16040
Improvement	\$	0
TOTAL	\$	16040

<u>Tax District: SKF</u>	<u>Tax Rate</u>	<u>Tax Amount</u>
EL PASO COUNTY	0.007732	124.02
EPC ROAD & BRIDGE (UNSHARED)	0.000330	5.29
EL PASO COUNTY SCHOOL NO 49	0.045159	724.35
PIKES PEAK LIBRARY	0.003512	56.33
FALCON FIRE PROTECTION	0.014886	238.77
UPPER BLK SQUIRREL CRK GROUND WATER	0.001062	17.03
BENT GRASS METROPOLITAN	0.038641	619.80
EI Paso County TABOR Refund	0.000000	-52.18
TOTAL	0.111322	1733.41

Information regarding special taxing districts and the boundaries of such districts may be on file or deposit with the Board of County Commissioners, the Clerk to the Board, or the County Assessor.

Balance due on 2022 taxes: 1733.41

Amount due valid through FEBRUARY 28th, 2023 : \$ 1,733.41

IN WITNESS WHEREOF, I hereonto set my hand and seal this 26th day of JANUARY A.D. 2023

Issued to: epcltrsparker Treasurer
Erin Ganaway

Chuck Broerman
Treasurer, El Paso County

Fee for issuing this certificate \$10.00 20230126 42297

By: Charles W Broerman