

Enclosure (2)

Legal Description

- a. El Paso County Assessor's data for 43000-00-563

EL PASO COUNTY - COLORADO

4300000563

13625 JUDGE ORR RD, 7510 N CURTIS RD, 7550 N CURTIS RD

Total Market Value
\$1,839,100

REVIEW

Owner:	MEADOW LAKE AIRPORT ASSOC
Mailing Address:	13625 JUDGE ORR RD PEYTON CO, 80831-2400
Location:	13625 JUDGE ORR RD, 7510 N CURTIS RD, 7550 N CURTIS RD
Tax Status:	Exempt
Zoning:	PUD R-4 R-5 GA-0
Plat No:	3250
Legal Description:	<p>TR IN SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SEC 04, S 88<44'13" E 1062.96 FT ALG S LN OF SD SEC TO SLY EXT OF ELY LN OF 450.0 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, TH N 19<31'29" W 1400.0 FT ALG SD LN FOR POB TH N 19<35'42" W 430.47, S 89<18'40" E 2230.25 FT, N 00<45'05" E 100.0 FT, N 89<12'59" E 575.04 FT, N 00<29'25" E 515.37 FT, S 89<30'35" E 1042.99 FT, TH SLY ALG WLY LN OF MEADOW LAKE ESTATES FIL NO 2 TO A PT ON S LN OF SEC 04, TH WLY ALG SD S LN 2300 FT M/L, N 19<31'29" W 1400.0 FT, N 89<44'13" W 992.0 FT TO POB, TOG WITH LOTS 24 & 25 BLK 1 MEADOW LAKE ESTATES FIL NO 2, TOG WITH TR 1 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PORT OF NW4 OF SEC 09-13-64 DESC AS FOLS: COM AT NW COR OF SD SEC 09, TH S 89<44'13" E 372.18 FT ALG N LN OF SD SEC FOR POB, TH CONT S 89<44'13" E 850.20 FT, S 19<31'29" E 1764.11 FT, S 70<28'31" W 800.00 FT, N 19<31'29" W 2051.94 FT TO POB, TOG WITH A PORT IN SW4 SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SD SEC 04, S 89<44'13" E 531.59 FT FOR POB, TH N 19<31'29" W 182.03 FT TO WLY EXT OF SLY LN OF 450.00 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, N 70<28'31" E 500.00 FT ALG SD WLY EXT TO SE COR THEREOF, S 19<31'29" E 361.92 FT TO S LN OF SEC 04, TH N 89<44'13" W 531.38 FT ALG SD S LN TO POB, TOG WITH THE NLY 50 FT OF LOT 8, SLY 50 T OF LOT 6, TOG WITH PT OF LOT 8 DESC AS FOLS: BEG AT NW COR OF SD LOT, TH S 89<29'35" E 53.24 FT, S 19<35'42" E 50.0 FT, S 25<30'36" W 70.71 FT TO WLY LN OF SD LOT, TH N 19<35'42" W ALG SD WLY LN 118.30 FT TO POB BLK 2 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH AIRCRAFT RUNWAY MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PT OF TRACT 2 MEADOW LAKE AIRPORT FIL NO 1, TOG WITH THAT PT LY IN SE4 SEC 5-13-64 DESC AS FOLS: COM AT SW COR OF LOT 1 MEADOW LAKE AIRPORT FIL NO 9, TH S 00<03'47" W 1300.36 FT TO SW COR OF SD TRACT 2 MEADOW LAKE AIRPORT FIL NO 1, TH CONT S 00<03'47" W 473.35 FT M/L, S 89<59'09" E 1205.82 FT, N 19<34'24" W 446.69 FT M/L TO SE COR OF SD TRACT 2, TH CONT N 19<34'24" W 1376.30 FT, N 89<59'17" W 594.72 FT TO POB, TOG WITH TR IN SE4 SEC 5-13-64 DESC AS FOLS: BEG AT SE COR LOT 39A BLK 6A REFIL OF PT OF MEADOW LAKE ESTATES FIL 1, TH S 89<59'09" E 1205.82 FT, S 19<34'24" E 57.88 FT, TH S 89<59'00" W 1228.68 FT, N 00<00'51" E 56.59 FT TO POB, TOG WITH TR IN SEC 5-13-64 DESC AS FOLS: COM AT SE COR OF SD SEC 5, TH N 87<24'10" W 49.46 FT FOR POB, TH CONT N 87<24'10" W 572.04 FT, N 00<01'56" E 275.70 FT, N 87<24'10" W 619.97 FT, N 00<01'56" E 1350.0 FT TO A PT S 00<01'56" W 473.25 FT FROM THE SW COR OF TR 2 MEADOW LAKE AIRPORT FIL NO 1, TH N 89<59'00" E 591.86 FT, S 19<35'42" E 1783.15 FT TO POB AKA TR 11B, TOG WITH TR IN SE4 SEC 5 & SW4 SEC 4-13-64 DESC AS FOLS: COM AT SE COR OF SEC 5, TH N 87<24'10" W 49.46 FT, N 19<35'42" W 1783.15 FT, N 89<59'00" E 636.82 FT, S 19<35'42" E 181.65 FT, N 89<45'51" W 535.99 FT TO POB AKA TR 11A TOG WITH THAT PORT OF SE4 SEC 04-13-64 DESC AS FOLS: COM AT SW COR OF SEC 04, S 88<44'13" E 1062.96 FT ALG S LN OF SD SEC TO SLY EXT OF ELY LN OF 450.0 FT WIDE AIRCRAFT RUNWAY AS PLATTED IN MEADOW LAKE AIRPORT FIL NO 1, TH N 19<31'29" W 1400.0 FT ALG SD LN, S 89<44'13" E 992.0 FT, S 19<31'29" E 1400.0 FT TO S LN OF SEC 04, N 89<44'13" W 992.0 FT ALG SD LN TO POB, TOG WITH NW4 SEC 9-13-64, EX THAT PT DESC AS FOLS: COM AT NW COR OF SD SEC 9, TH S 89<44'13" E 372.18 FT ALG N LN OF SD SEC 9 FOR POB, TH CONT S 89<44'13" E 850.20 FT, S 19<31'29" E 1764.11 FT, S 70<28'31" W 800.00 FT, N 19<31'29" W 2051.94 FT TO POB, TOG WITH TR IN SW4 SEC 9-13-64 DESC AS FOLS: BEG AT W4 COR OF SD SEC 9, TH S 89<45'08" E ALG N LN OF SD SW4 930.31 FT, TH S 19<30'09" E 1125.91 FT, S 00<52'11" W 1584.42 FT TO A PT ON S LN OF SD SEC 9, TH N 89<50'19" W 1322.30 FT TO SW COR OF SD SEC 9, N 00<52'11" E 2646.15 FT TO POB, TOG WITH TR IN NW4SW4 SEC 9-13-64 DESC AS FOLS: COM AT W4 COR OF SD SEC 9, TH S 89<45'08" E ALG N LN 930.31 FT FOR POB, TH S 19<30'09" E 1125.91 FT, N 00<52'11" E 1055.58 FT M/L TO THE N LN OF SW4, TH N 89<45'08" W 389.69 FT M/L TO POB, TOG WITH TR IN SW4 SEC 9-13-64 DESC AS FOLS: COM AT THE SW COR OF SD SEC 9, TH S 89<50'19" E 1322.30 FT FOR POB, TH N 00<52'11" E 1584.42 FT, S 19<30'09" E 1682.41 FT, N 89<50'19" W 585.72 FT TO POB AKA TR 9C, TOG WITH TR IN S2 SEC 9-13-64 DESC AS FOLS: COM AT W4 COR OF SD SEC 9, TH S 89<45'08" E 2639.92 FT, S 00<48'03" W 26.05 FT FOR POB, TH S 19<30'08" E 675.68 FT, N 89<45'08" W 231.47 FT, N 00<48'03" E 635.97 FT TO POB AKA TR 9BB, TOG WITH A PORT OF NE4 SEC 91-13-64, BEG AT NE COR OF SD SEC 9, TH S 00<38'04" W ALG E LN 93.65 FT, S 88<28'55" W 343.54 FT, S 07<93'44" E 400.00 FT, S 82<46'16" W 2370.48 FT TO PT ON W LN OF SD NE4, N 00<42'51" E ALG SD W LN 808.74 FT TO THE NW COR, TH S 89<45'52" E ALG N LN OF SD NE4 2635.71 FT TO POB, TOG WITH TR IN S2 SEC 9-13-64 DESC AS FOLS: COM AT THE S4 COR OF SD SEC 9, TH N 89<50'19" W 735.12 FT, TH N 19<39'19" W 1682.41 FT, TH N 00<52'11" E 1059.74 FT, S 89<45'08" E 1317.64 FT, S 00<48'03" W 662.13 FT, S 89<45'08" E 234.51 FT, S 19<30'09" E 2102.10 FT, N 89<50'19" W 963.97 FT TO POB AKA TR 9B TOG W/ SLY 50 FT OF LOTS 2, 4 & 5 BLK 2 MEADOW LAKE AIRPORT FIL NO 1 TOG W/ CESSNA DR, EX THOSE PTS PLATTED INTO MEADOW LAKE FIL NOS 3 & 5 SEC 4-13-64</p>

MARKET & ASSESSMENT DETAILS

	2019 Market Value	2019 Assessed Value
Land	\$1,650,271	\$0
Improvement	\$188,829	\$0
Total	\$1,839,100	\$0

COMMERCIAL - ALL OTHER EXEMPT (1)

Market Value \$5,263

Assessment Rate	29.00	Sprinkler	N
Bldg #	1	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	470
Year Built	1983	Occup 2	
Area	864	HVA 1	
Class	D	HVA 2	
Quality	2.0	Wall Height	12
Stories	1	Land Size	33005412
Perimeter	120	Neigh #	222
# Units			

COMMERCIAL - ALL OTHER EXEMPT (2)

Market Value \$107,977

Assessment Rate	29.00	Sprinkler	N
Bldg #	2	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	350
Year Built	1983	Occup 2	328
Area	6709	HVA 1	
Class	S	HVA 2	
Quality	1.5	Wall Height	10
Stories	2	Land Size	33005412
Perimeter	277	Neigh #	222
# Units			

COMMERCIAL - ALL OTHER EXEMPT (3)

Market Value \$75,589

Assessment Rate	29.00	Sprinkler	N
Bldg #	3	Elevator	N
Use	ALL OTHER EXEMPT	Occup 1	999
Year Built	1970	Occup 2	
Area	625	HVA 1	
Class	B	HVA 2	
Quality	3.0	Wall Height	14
Stories	1	Land Size	33005412
Perimeter	175	Neigh #	222
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	ALL OTHER EXEMPT	29.000	757.7 Acres	\$1,650,271

Disclaimer

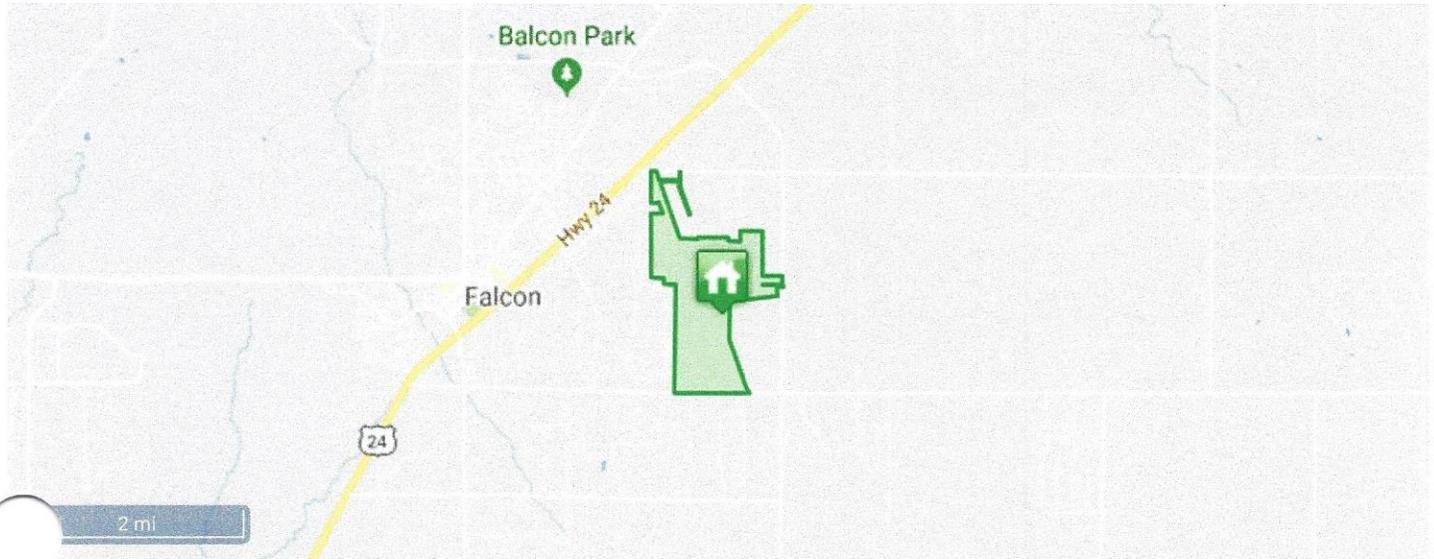
We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in a legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SDC** Levy Year: **2018** Mill Levy: **71.080**

Assessing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
EL PASO COUNTY SCHOOL NO 49	43.044	BRETT RIDGWAY	(719) 495-1130
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
FALCON FIRE PROTECTION	14.886	TRENT HARWIG	(719) 495-4050
UPPER BLK SQUIRREL CRK GROUND WATER	1.082	TRACY DORAN	(719) 347-0704
CENTRAL COLORADO CONSERVATION	0.000	PAMELA DAVISON	(719) 473-7104



No Photo Available

