

**Customer:** Fidelity National Title Ins.  
Grp.

**Branch:** TaxHub  
**Reference:** 310-F08879-24

**Request Date:** 7/17/2024

**Report Date:** 7/17/2024  
**Report Status:** OPEN

**PROPERTY  
TAX DIRECT**

**ORDER INFORMATION**

**Cost:** \$13.50

**Supplied Address:** 10112 County Rd 1  
Florissant, CO 80816-9002

**Standardized Address:** 10112 County Rd 1  
Florissant, CO 80816-9002

**Supplied Parcel:** CO0600000 - TELLER  
COUNTY; 1387.182020320

# TELLER COUNTY CERTIFICATE OF TAXES DUE

Account Number R0008081

Certificate Number 26344

Parcel 1387.182020320

Order Number

Assessed To

Vendor ID 14

BLUE-COW LLC, A COLORADO LIMITED LIABILITY COMPANY  
620 SOUTHPOINTE CT STE 245  
COLORADO SPRINGS, CO 80906-3885

Black Knight Inc  
601 Riverside Ave, Bldg 5 6th Floor  
Jacksonville, FL 32204

**Legal Description**

**Situs Address**

TR B RANCH RESORTS OF COLO 2

10112 CR 1

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$1,584.92	\$15.85	\$0.00	(\$792.46)	\$808.31
Total Tax Charge					\$808.31
<b>First Half Due as of 07/17/2024</b>					<b>\$0.00</b>
<b>Second Half Due as of 07/17/2024</b>					<b>\$808.31</b>

Tax Billed at 2023 Rates for Tax Area 13 - 13

Authority	Mill Levy	Amount	Values	Actual	Assessed
TELLER COUNTY	12.8070000	\$490.52	RESIDENTIAL	\$45,000	\$12,560
RE-1 SCHOOL DIST	13.3150000	\$509.96	VACANT LOTS		
FOUR MILE FIRE	11.5650000	\$442.94	0700	\$92,249	\$25,740
SO TELLER COUNTY LIBRARY	0.5610000	\$21.48	Total	\$137,249	\$38,300
SO TELLER COUNTY HEALTH SER	3.1337000	\$120.02			
Taxes Billed 2023	41.3817000	\$1,584.92			

All tax lien sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's office will need to be contacted prior to remittance after the following dates: Personal Property and Mobile Homes, Real Property - September 1. **Tax lien sale redemption amounts must be paid by cash or cashiers check.**

Special taxing districts and the boundaries of such districts may be on file with the board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

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. In witness whereof, I have hereunto set my hand and seal.




TREASURER, TELLER COUNTY, Krystal Brown  
 PO BOX 367  
 101 W BENNETT  
 CRIPPLE CREEK, CO 80813  
 (719) 689-2985