

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

**Branch:** TaxHub  
**Reference:** 310-F06559-24

**Request Date:** 5/28/2024

**Report Date:** 5/28/2024  
**Report Status:** OPEN

**PROPERTY  
TAX DIRECT**

**ORDER INFORMATION**

**Cost:** \$13.50

**Supplied Address:** 201 Campbell Ln  
Guffey, CO 80820-9644

**Standardized Address:** 201 Campbell Ln  
Guffey, CO 80820-9644

**Supplied Parcel:** CO0470000 - PARK  
COUNTY; R0012763



# PARK COUNTY TREASURER CERTIFICATE OF TAXES DUE

Account Number R0012763

Certificate Number 23596

Parcel 12763

Order Number

Assessed To

Vendor ID 13

TAYLOR JOHN J  
201 CAMPBELL LN  
GUFFEY, CO 80820

BLACK KNIGHT  
601 RIVERSIDE AVE  
JACKSONVILLE, FL 32204

**Legal Description**

**Situs Address**

T14 R71 S07 PARK RIDGE RANCH FILING 8 LOT 198

201 CAMPBELL LN GUFFEY 80820

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$794.90	\$0.00	\$0.00	(\$794.90)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 05/28/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 0020 - South Park County Fire

Authority	Mill Levy	Amount	Values	Actual	Assessed
SOUTHERN PARK COUNTY FIRE	12.2700000	\$220.37	SINGLE FAMILY	\$101,518	\$6,800
PARK COUNTY	13.1970000*	\$237.02	LAND		
COUNTY ROAD AND BRIDGE	0.4920000	\$8.84	SINGLE FAMILY IMP	\$221,673	\$14,850
SCHOOL DISTRICT RE-2	16.1930000	\$290.83	Total	\$323,191	\$21,650
RE-2 BOND	1.0140000	\$18.21			
UPPER SOUTH PLATTE WATER	0.0930000*	\$1.67			
CENTER OF COLO WTR CON DIST	1.0000000	\$17.96			
Taxes Billed 2023	44.2590000	\$794.90			

\* Credit Levy

Amounts shown are correct at the time of printing.

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.

AMY FLINT, PARK COUNTY TREASURER  
PO Box 638, Fairplay, CO 80440  
Phone: 719-836-4334, Fax: 719-836-4243