



Certificate of Taxes Due

EL PASO COUNTY TREASURER

EL PASO COUNTY, CO

Account #: R6123008013
 Parcel #: 6123008013
 Owner: CMDH LIVING TRUST
 16808 GREYHAWK DR
 MONUMENT, CO 80132-9358

Cert #: 91088
 Requestor:
 Requestor #:
 Email:

Amount due is valid at issuance date only.

Property Address: 4557 SILVER NELL DR, COLORADO SPRINGS, 80908
 Comments:

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

ORIGINAL TAX BILLING FOR 2025	TAX DISTRICT	PFL	Values	Actual
Authority		Levy	Tax	
EL PASO COUNTY		0.006857	\$530.05	
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$25.51	
LEWIS-PALMER SCHOOL DISTRICT #38		0.036	\$2,782.80	
PIKES PEAK LIBRARY DISTRICT		0.002938	\$227.10	
TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT		0.0184	\$1,422.32	
TAXES FOR 2025			0.064525	\$4,987.78
			Vacant Land	\$286,280.00
			TOTAL	\$286,280.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2025	TAX BILL	\$4,987.78	\$0.00	\$0.00	\$4,987.78
TOTAL DUE		\$4,987.78	\$0.00	\$0.00	\$4,987.78
EXEMPTION (APPLIED)					\$0.00
PAID					\$4,987.78
TOTAL LIABILITY valid through May 13, 2026:					\$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 5/13/2026.

Charles Broerman, Treasurer

BY: Charles D Broerman





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Legal Description: LOT 1 SETTLERS VIEW SUB EX THAT PT CONV BY REC #225069813 AND TOG WITH REC #225069803*****PARCEL OUTED IN 2026 TO 61230 08 015, LEFTOVER 61230 08 016*****