



Certificate of Taxes Due

EL PASO COUNTY TREASURER
EL PASO COUNTY, CO

Account #: R5332309008
 Parcel #: 5332309008
 Owner: K & S DEVELOPMENT LLC
 3442 TAMPA RD STE B
 PALM HARBOR, FL 34684

Cert #: 89540
 Requestor: CORE TITLE GROUP LLC
 Requestor #:
 Email: ckolson@coretitlegroupllc.com

Amount due is valid at issuance date only.

Property Address: 2510 CANADA DR, COLORADO SPRINGS, 80922

Comments:

Legal Description: LOT 3A NORTHCREST CENTER NO 1A

ORIGINAL TAX BILLING FOR 2025	TAX DISTRICT	SDD	Values	Actual
Authority		Levy	Tax	
CIMARRON HILLS FIRE PROTECTION DISTRICT		0.016621	\$3,970.75	
EL PASO COUNTY		0.006857	\$1,638.14	
EL PASO COUNTY SCHOOL DISTRICT #49		0.045649	\$10,905.55	
EPC ROAD & BRIDGE (UNSHARED)		0.00033	\$78.84	
PIKES PEAK LIBRARY DISTRICT		0.002938	\$701.89	
TAXES FOR 2025				
		0.072395	\$17,295.17	
			Vacant Land	\$884,813.00
			TOTAL	\$884,813.00

* Credit Levy

TAX YEAR	CHARGE	BASE AMOUNT	INTEREST	FEES	TOTAL DUE
2025	TAX BILL	\$17,295.17	\$0.00	\$0.00	\$17,295.17
TOTAL DUE		\$17,295.17	\$0.00	\$0.00	\$17,295.17

EXEMPTION (APPLIED)	\$0.00
PAID	\$17,295.17
TOTAL LIABILITY valid through April 30, 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 4/24/2026.

Charles Broerman, Treasurer

BY:

