

NOTICE TO PROPERTY OWNERS

ONE OR MORE OF THE ITEMS BELOW MAY PERTAIN TO YOUR PROPERTY TAX STATEMENT. PLEASE REVIEW YOUR STATEMENT CAREFULLY AND CONTACT US AT 720-913-9300 OR 720-913-9500 IF YOU HAVE ANY QUESTIONS.

DOWNTOWN DENVER, WEST COLFAX, SANTA FE, AND COLFAX MAYFAIR BUSINESS IMPROVEMENT DISTRICTS

The due date for the Business Improvement District portion of your bill is March 2, 2026. If not paid by this date, interest will accrue at 1% per month.

Please also note that pursuant to Colorado Revised Statutes Section 31-25-1219-(2)(C), "...The assessment shall constitute a perpetual lien from the date of mailing of the notice in the amount assessed against each lot or tract of land...", and "... such lien shall have priority over all other liens except general tax liens."

BROADWAY DENVER AND RINO DENVER GENERAL IMPROVEMENT DISTRICTS

The due date for the General Improvement District portion of your bill is March 2, 2026. If not paid by this date, interest will accrue at 1% per month.

Please also note that pursuant to Colorado Revised Statutes Section 31-25-611-(1)(K) and 31-25-615, "...Until paid, all rates, tolls, or charges shall constitute a perpetual lien on and against the property served...", "...and such lien shall be a lien as for all other general taxes."

MAINTENANCE DISTRICT ASSESSMENT

The due date for the Maintenance District Assessment portion of your bill is March 2, 2026. If not paid by this date, interest will accrue at 1% per month.

SERVICE LIEN

One or more service liens have been filed against this property. The enclosed statement includes the delinquent lien charges due. Service lien charges not paid with the property tax due may result in a tax lien against the property.

Tax liens may result in the loss of the property if not redeemed within three (3) years after date of sale.

UNREDEEMED TAX LIEN

An unredeemed tax lien has also been filed against this property in a previous year. Tax liens may result in the loss of the property if not redeemed within three (3) years after the original tax lien sale date or before a tax deed is issued. All redemption payments must be received in our office on or before the last working day of the month or additional interest will be due.

Please note that the tax lien holder has a right to pay subsequent taxes that are due.