



Dear Tax Lien Investor:

Checks Payable: Douglas County Treasurer
Return a copy of the Endorsement Eligibility report to:
Douglas County Treasurer, Attn: Vicki
100 Third Street #120, Castle Rock CO 80104

Postmarks do not apply
Current year taxes should be endorsed before applying for a Treasurer's Deed

Payment must be in the office the last business day of August to receive August redemption interest. Payments received after the last business day of August will be returned for additional late interest.

Colorado Statute (CRS 39-11-119) provides tax lien investors the option to pay the subsequent year tax for real property on Tax Lien Certificates of Purchase they hold.

The Treasurer's office mails a delinquent tax notice to the property owner as soon as possible after July 1st. The Endorsement Eligibility Report is available on the Treasurer's Website as soon as possible after August 1st. Taxes are not considered delinquent and redemption interest does not start accruing until June 16 on current year subsequent tax payments (CRS 39-11-101).

Current year delinquent taxes due are listed on the Endorsement Eligibility Report for the Tax Lien Certificates of Purchase. Delinquent interest is calculated through August 31st. **If the current year taxes are paid, the parcel will not show up on the report. Current year taxes can be paid without the owner paying off the tax lien. Confirmation of paid current year taxes can be verified on our website www.douglascotax.com.**

Should you wish to pay subsequent taxes on some but not all of your tax lien certificates, please cross off the parcels you are not paying.

NOTE: Subsequent taxes **not paid** will be sold at the internet tax lien sale on November 3, 2022. Should this happen, please be aware of the Colorado Statute 39-11-120 concerning multiple tax lien certificate holders. Please visit www.zeusauction.com for upcoming information on this year's internet tax sale. The Douglas County site will be open late October for review of the properties and registration for the tax sale.

If there are multiply lien holders on a parcel from previous years, the current year tax payment is applied on a first received basis. The property owner may also pay the current year tax prior to the subsequent taxes being received from the investor.

If a County Held Lien exists on the account, you must endorse your lien by August 15th.

Liens are cancelled 15 years from the date of original Certificate of Purchase per C.R.S. 39-11-148

Regards,
Vicki McPherson
Tax Lien and Adjustment Specialist
303-660-7455, ext 4212