



El Paso County Colorado
CHARLES BROERMAN, TREASURER
PROPERTY TAX STATEMENT
DATE: February 9, 2026
2025 TAXES PAYABLE 2026

TYPE OF PROPERTY Real
SCHEDULE (ACCOUNT) NUMBER R5500000553
PROPERTY LOCATION 0 09-15-65
PROPERTY DESCRIPTION A TR OF LAND BEING IN THE E2 OF
SEC 9-15-65 DESC AS FOLS: COM AT
THE S4 COR OF SD SEC, TH N00-19-
23W 1540.02 FT TO POB;
DESCRIPTION INCOMPLETE

R5500000553
CHALLENGER COMMUNITIES LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

NOTE: TAX BILLS ARE MAILED TO THE PROPERTY
OWNER. PLEASE SEE SPECIAL MESSAGES FOR
IMPORTANT ACCOUNT INFORMATION.

TAX DISTRICT:	DGA	ACTUAL VALUE:	\$224,178
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TAX RATE	TAX AUTHORITY	TAX AMOUNT
0.006857	*EL PASO COUNTY GENERAL	415.06
0.000165	EPC ROAD & BRIDGE SHARE	9.99
0.003009	*CITY OF COLORADO SPRINGS	182.14
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE	9.99
0.043025	WIDFIELD NO 3 - GENERAL	2,604.30
0.008393	WIDFIELD NO 3 - BOND	508.03
0.004291	WIDFIELD SD 3 - COMMUNITY CTR	259.73
0.001973	WIDFIELD SD 3 - SECURITY LIBRARY	119.43
0.000850	*SOUTHEASTERN COLO WATER CONSERVANCY	51.45
0.025000	COLORADO CENTRE METROPOLITAN	1,513.25
0.100000	COLO CENTRE METRO DEV OWNED PROP	6,052.98
0.053488	BRADLEY HEIGHTS METRO #2	3,237.63
*TEMPORARY TAX RATE REDUCTION / TAX CREDIT		
0.247216	TOTAL TAX RATE	TOTAL TAXES PAYABLE \$ 14,963.98

SPECIAL MESSAGES:

YOUR SCHOOL DISTRICT GENERAL FUND
TAX RATE IS 0.043025. ABSENT STATE AID, IT
WOULD HAVE BEEN 0.102887.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
<https://treasurer.elpasoco.com/>

MAKE CHECKS PAYABLE TO:
EL PASO COUNTY TREASURER

MAIL PAYMENTS TO:
EL PASO COUNTY TREASURER
P.O. BOX 2018
COLO. SPGS, CO 80901

TELEPHONE: (719)520-7900
EMAIL: trsweb@elpasoco.com

OFFICE LOCATION:
1675 W. GARDEN OF THE GODS RD, STE. 2100
COLORADO SPRINGS, CO 80907

ADDRESS CHANGE INFORMATION -
SEE REVERSE SIDE

202504290000R550000055300007481995000000000

PAYMENT COUPON 2 **EL PASO COUNTY, COLORADO**
2nd HALF - DUE June 15, 2026
NO SECOND HALF STATEMENT WILL BE MAILED

SCHEDULE NUMBER: R5500000553
OWNER'S NAME: CHALLENGER COMMUNITIES LLC
SECOND HALF AMOUNT DUE BY: June 15, 2026 \$7,481.99

Include a stamped, self-addressed envelope for a printed receipt.

202504100000R5500000553000074819970001496398

PAYMENT COUPON 1 **EL PASO COUNTY, COLORADO**
1st HALF - DUE March 2, 2026 **OR**
FULL TAX - DUE April 30, 2026

SCHEDULE NUMBER: R5500000553
OWNER'S NAME: CHALLENGER COMMUNITIES LLC
FIRST HALF AMOUNT DUE BY: March 2, 2026 \$7,481.99
FULL AMOUNT DUE BY: April 30, 2026 \$14,963.98

Include a stamped, self-addressed envelope for a printed receipt.

El Paso County - Colorado

5500000553
09-15-65

Total Market Value
\$224,178

OVERVIEW

Owner:	CHALLENGER COMMUNITIES LLC
Mailing Address:	8605 EXPLORER DR STE 250 COLORADO SPRINGS CO 80920
Location:	09-15-65
Tax Status:	Taxable
Zoning:	PUD AO
Plat No:	-
Legal Description:	A TR OF LAND BEING IN THE E2 OF SEC 9-15-65 DESC AS FOLS: COM AT THE S4 COR OF SD SEC, TH N00-19-23W 1540.02 FT TO POB; TH CONT N00-19-23W 2098.21 FT, TH N89-30-18E 475.67 FT, TH S12-12-47E 1131.93 FT, TH S19-56-27E 292.74 FT, TH N70-03-49E 50.00 FT, TH N19-56-57W 1.12 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 765.00 FT, A C/A OF 62-57-48, AN ARC DIST OF 840.67 FT, WHOSE CENTER BEARS NELY , TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 765.02 FT, A C/A OF 43-42-47, AN ARC DIST OF 583.66 FT, WHOSE CENTER BEARS N46-46-54W, TH N00-29-42W 46.58 FT, TH N89-30-18E 47.50 FT, TH S00-29-42E 46.58 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 812.50 FT, A C/A OF 43-42-49, AN ARC DIST OF 619.89 FT, WHOSE CENTER BEARS S89-30-19W, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 717.50 FT, A C/A OF 30-33-35, AN ARC DIST OF 382.69 FT, TH N77-20-27W 25.00 FT, TH ALG THE ARC OF A NON-TANGENT CUR TO THE L HAVING A RAD OF 742.50 FT, A C/A OF 32-35-44, AN ARC DIST OF 422.41 FT, WHOSE CENTER BEARS S77-20-27E, TH S19-56-11E 340.72 FT, TH N78-40-02E 116.79 FT, TH N71-35-08E 50.42 FT, TH N70-23-19E 59.86 FT, TH N77-53-05E 68.07 FT, TH S78-35-46E 66.61 FT, TH S81-03-44E 64.48 FT, TH S85-11-50E 93.93 FT, TH N73-00-46E 10.12 FT, TH 64-40-00E 40.77 FT, TH N56-29-23E 49.43 FT, TH N54-28-00E 64.73 FT, TH N73-15-59E 65.21 FT, TH N83-14-32E 65.21 FT, TH S86-46-55E 65.21 FT, TH S76-48-22E 65.21 FT, TH S58-01-44E 65.11 FT, TH S56-51-17E 63.47 FT, TH N73-43-11E 12.43 FT, TH N67-07-45E 83.24 FT, TH S83-00-10E 91.98 FT, TH N74-03-26E 64.38 FT, TH N15-56-34W 106.75 FT, TH ALG THE ARC OF A NON-TANGENT CUR TO THE R HAVING A RAD OF 1477.00 FT, A C/A OF 15-27-22, AN ARC DIST OF 398.44, WHOSE CENTER BEARS NELY, TH N00-29-12W 191.77 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 547.00 FT, A C/A OF 52-51-47, AN ARC DIST OF 504.68 FT, WHOSE CENTER BEARS N89-30-45E, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 563.00 FT, A C/A FO 52-52-16, AN ARC DIST OF 519.52 FT, TH N00-29-42W 11.41 FT, TH N89-30-18E 37.00 FT, TH S00-29-42E 11.41 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 600.00 FT, A C/A OF 52-52-16, AN ARC DIST OF 553.66 FT, WHOSE CENTER BEARS WLY, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 510.00 FT, A C/A OF 52-51-47, AN ARC DIST OF 470.54 FT, TH S00-29-12E 191.77 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 1440.00 FT, A C/A OF 15-27-22, AN ARC DIST OF 388.45 FT, TH S15-56-34E 276.23 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 493.00 FT, A C/A OF 16-00-31, AN ARC DIST OF 137.75 FT, WHOSE CENTER BEARS NELY, TH S64-52-49W 19.39 FT, TH S15-56-34E 569.51 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 335.00 FT, A C/A OF 45-53-20, AN ARC DIST OF 268.31 FT, WHOSE CENTER BEARS SWLY, TH S29-56-46W 151.98 FT, TH ALG THE ARC OF A NON-TANGENT CUR TO THE L HAVING A RAD OF 765.00 FT, A C/A OF 27-32-19, AN ARC DIST OF 367.69 FT, WHOSE CENTER BEARS S29-56-46W, TH N87-35-33W 226.06 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 765.00 FT, A C/A OF 67-36-05, AN ARC DIST OF 903.27 FT WHOSE CENTER BEARS NLY, TH N19-56-27W 151.22 FT, TH S70-03-33W 130.19 FT, TH ALG THE ARC OF A CUR TO THE R HAVING A RAD OF 335.00 FT, A C/A OF 19-56-36, AN ARC DIST OF 116.61 FT, WHOSE CENTER BEARS NWLY, TH N89-59-51W 857.77 FT TO POB, EX THOSE PARTS LYING SLY OF BRADLEY RD AS DESC BY REC #209091553 & #209091558. EX THAT PT TO ROW PLAT #15247 EX THAT PT PLATTED TO PLAT #15460 BRADLEY HEIGHTS FIL NO 5A, EX THAT PT LYING ELY OF BRADLEY LANDING BLVD

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$224,178	\$60,530	\$60,530
Improvement	\$0	\$0	\$0
Total	\$224,178	\$60,530	\$60,530

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT LAND, 10.0 TO 34.99	27.00	27.00	34.49 Acres	\$224,178

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
No items to display			

TAX ENTITY AND LEVY INFORMATION

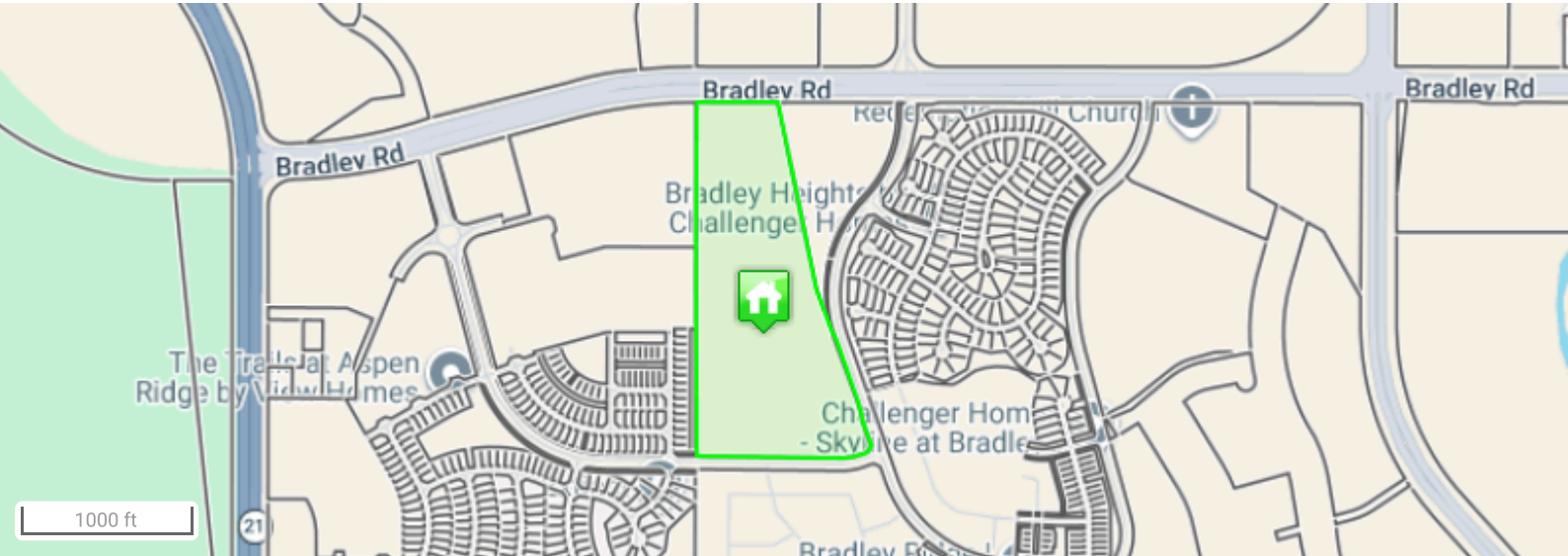
[County Treasurer Tax Information](#)

Tax Area Code: **DGA** Levy Year: **2026** Non-School Levy: **189.534** School Levy: **57.682**

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF COLORADO SPRINGS	3.009	CITY OF CS-CFO	(719)385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
WIDEFIELD SCHOOL DISTRICT #3	57.682	TERRY KIMBER	(719)391-3026
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.850	JAMES BRODERICK	(719)948-2400
COLORADO CENTRE METRO DISTRICT	25.000	ALVARO J TESTA	(719)390-7000
COLO CENTRE METRO DISTRICT DEV OWNED PROP	100.000	ALVARO J TESTA	(719)390-7000
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706
BRADLEY HEIGHTS METRO DISTRICT #2	53.488	WISDOM MANAGEMENT, LLC	(719)447-1777

MAP SHEET

[Click to view Map Sheet 1](#)



No Photo Available



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.