



**TOWN OF MONUMENT
CITIZENS SERVICE LEVELS ADVISORY COMMITTEE
MEETING AGENDA**

THURSDAY, FEBRUARY 12, 2026 – 4:00 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

1. Call to Order

2. Roll Call

3. Minutes

- a. Approve Minutes From the November 7, 2025 Meeting

4. Discussion Items

- a. Revenue Option Review
- b. Parking at Monument Lake
- c. Mill Levy Report
- d. PPRBD Year in Review

5. Public Comment

6. Adjournment

**TOWN OF MONUMENT, CITIZENS SERVICE LEVELS ADVISORY COMMITTEE
REGULAR MEETING MINUTES**

Friday, November 7th, 2025 – 9:00 AM

Monument Town Hall, Council Chambers – 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting – Remote Participation Via Teams

COUNCIL MEMBERS	TOWN STAFF
PRESENT: John Lewis, Committee Chair Brandy Turner, Committee Vice-Chair Steven King, Mayor Pro Tem Laura Kronick, Town Councilmember	Madeline VanDenHoek, Town Manager Jennifer Phillips, Director of Finance Laurie Young, Finance Manager Steve Murray, Senior Accountant
ATTENDED REMOTELY: Scott Gilson	
ABSENT WITH PRIOR NOTICE: Kim Brandon, Greg Bland	
ABSENT WITHOUT PRIOR NOTICE: Johan Moum, Heather Paul	

1. Call Regular Meeting to Order at 9:07 AM

2. Roll Call

3. Approved Minutes from September 29, 2025 meeting

Motion from Laura Kronick, and 2nd by Brandy Turner. Approved 4/0.

4. Feedback regarding November 3, 2025 Town Council DRAFT proposed 2026 Budget

Jennifer presented an overview of the presentation she made at the 11/3/25 TC meeting, highlighting that the General Fund is financially challenged.

John asked clarifying questions about (1) the \$2.5M TriView portion of sales tax, to which it was explained that we changed our budget to include TriView’s portion of sales tax in total revenue, and well as in expense, to provide a more accurate presentation of sales tax, and (2) if the TC approved increasing the Mill Levy to 5.57 Mills, and the answer was Yes.

Steve King asked if we lowered the assessed property tax values, to which Jennifer answered that property taxes values established in 2024 (for 2025) are set for 3 years, and won’t change until 2028.

Brandy asked for a clarifying question about our fee study, and Jennifer explained that all fees are being evaluated and that the challenge is not having a long range plan, in that future fees cannot be assessed if no long range plan is in place.

Jennifer’s final remarks about the General Fund 2026 budget were that continual uses of prior years’ reserves is not sustainable, and that the estimated reserve of 31.8% meets TC direction but does not include funds being set aside for asset replacement, nor an emergency fund.

Steve Murray presented the draft Capital Improvements Plan. He explained that page 6 of his presentation shows the Capital Outlay amounts in our 2026 budget. Steve also explained that the list of long range capital plan are not budget items but what the Town would like to see and needs in the future, and ended his presentation with the public works and police listings of vehicle useful life.

Town Staff follow up item is to answer Steve King's question of whether or not the Town can add a gas tax.

5. Revenue Option Overview

Jennifer presented the following as possible additional revenue options:

- (1) Lodging tax on 1 hotel in town, and Short Term Rental regulations, of approx. 100 known STRs in town. Although this is a possible revenue option there are also manpower and software costs involved, plus this would need to go to a vote of the people.
Town Staff follow up item is to provide committee with a list of CML's tax measures that passed and failed.
- (2) Use tax change from 2% to 3.5%, estimated \$750K revenue increase and would need to go to a vote of the people.
- (3) Property tax Mill Levy increase above the allowable increase to 5.57 Mills.
- (4) A sales tax increase. Steve King asked if TC is able to advocate for sales tax measures. John asked if we are able to survey the community to find out what the community prefers, to which Madeline answered that we would share the results from the 2021 Community Surveys, which is posted on the Town's website at [2021 Community Surveys | Monument, CO](#).

Brandy questioned which of the revenue options give the Town the biggest bang for their buck, to which Jennifer answered a sales tax increase and use tax increase.

Town Staff follow up needed to Scott's question of what vote result was to prior election item for lodging tax, and to Steve King's question asking for clarification of the PPRTA district boundaries.

Next Steps

The committee would like to see more information about all 4 of the revenue options.

6. Schedule next meetings

Jennifer mentioned the need for the Committee to have regularly scheduled monthly meetings in 2026, with a set day and time. She will send out a Doodle Poll.

9. Public Comment

None

10. Adjourn at 10:16AM

Motion from Brandy Turner, and 2nd by Laura Krnick. Approved 4/0.

Respectfully Submitted,

Laurie Young, Finance Manager

Town of Monument Revenue Options Review



Citizens Service Levels Advisory Committee Meeting

February 12, 2026

Revenue

- Review Colorado Municipal League Report
- Evaluate revenue options



Revenue Options

- **Paid Parking at Monument Lake**
 - Paid Parking software
 - Initial costs range from \$500 to \$34,500
 - Annual costs range from \$500-\$8,500
 - Program implementation costs
 - \$3,000-\$5,000
 - Enforcement
 - Strain on law enforcement – costs unknown
 - Annual estimated revenue \$26,299 - \$52,598


Revenue Options

- **New Lodging Tax** – requires voter approval
 - Requires Short-Term Rental Regulations/Code Update
 - STRs are currently not expressly allowed or prohibited
 - Implement low regulation program in-home business license (approximately 88 STRs)
 - Nominal staff cost/time
 - Annual cost = \$3,500/year
 - One-time \$8,000 for start up
 - Estimated Revenue = \$200,000/year
 - Revenue to support Parks??



Revenue Options

- **Increase Use Tax** – requires voter approval
 - Current Use Tax = 2%
 - Most local governments charge equal percentage of sales tax and use tax
 - Opportunity to raise use tax by 1.5% to equal sales tax
 - 2026 initiating audits
 - 2025 Estimate \$1 million
 - Must be used for road improvements

SALES TAX VS. USE TAX	
Sales tax	Use tax
Type of pass-through tax customers in most states must pay on certain transactions	Type of sales tax imposed on consumers who do not pay tax at the time of purchase
	

Revenue Options

- **Increase Property Tax** – requires voter approval
 - Current Property Tax rate = .556 mills
 - 2025 Estimate \$1.5 million
 - No legal restrictions
 - Town could designate uses
 - Levy amounts comparison



Revenue Options

- Sales Tax – requires voter approval
 - Current Sales Tax = 3.5%
 - .5% to infrastructure and water
 - .5% to public safety
 - 2.5% general operations
 - 50% to Triview (within boundaries)
 - 2025 estimate: \$9 million

Sales
Tax



Revenue Options

- **Admissions Tax** – Requires Voter Approval
 - Added to the ticket price that attendees pay to enter entertainment venues or events in Monument
 - Estimate: unknown





Recommendations from Committee to Town Council

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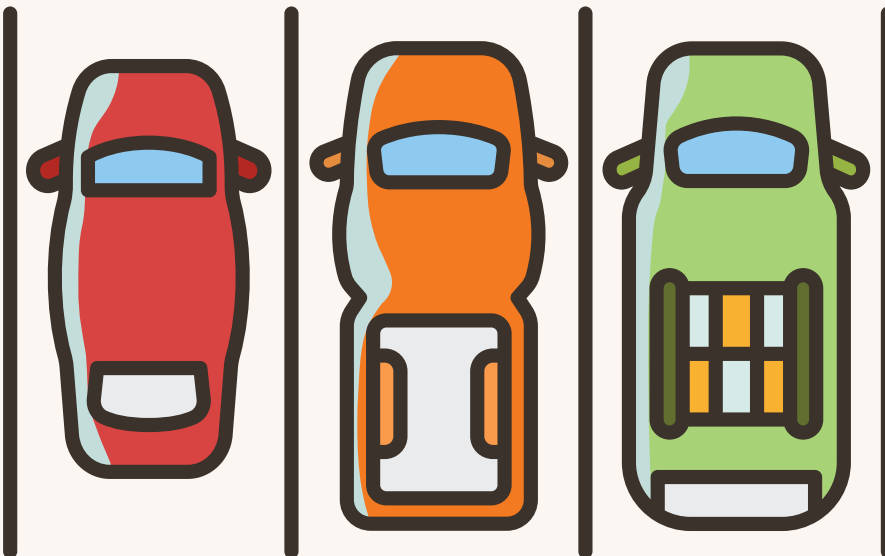
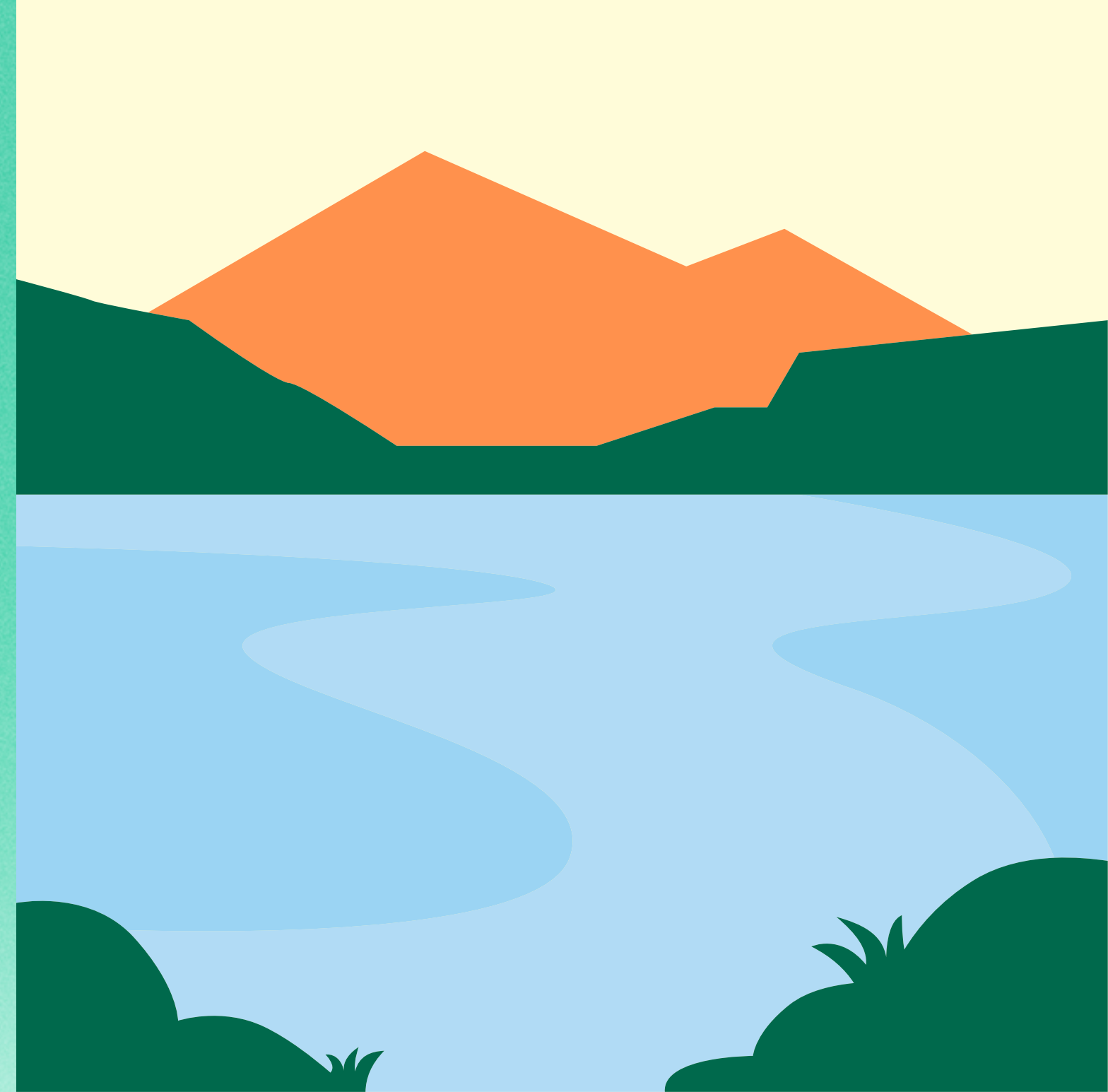
Next Steps

- March meeting – review community survey questions

Prepared by Laura Hogan

Paid Parking at Monument Lake

Feasibility Analysis



Introduction

Monument Lake is a popular recreational destination with steadily increasing visitation, especially during summer months. While this reflects its value to the community, it has also led to parking congestion, resource overuse, and higher maintenance demands. Parking in all Town-owned lake-area lots is currently free, with upkeep costs covered by the Town's general fund.

To address these issues, the Town is evaluating the feasibility of implementing paid parking in select lake-area lots. A paid parking program could help manage congestion while providing a dedicated revenue source for maintenance, environmental protection, and future improvements.

This analysis summarizes the potential benefits and drawbacks of paid parking to help determine whether it aligns with community priorities, financial goals, and environmental stewardship



Potential Benefits

Revenue Generation for Maintenance – Creates a dedicated funding source for upkeep, repairs, and environmental conservation.

Crowd Management – Helps regulate demand during peak times, reducing congestion.

Environmental Protection – Limits overuse, helping preserve natural resources and wildlife habitat.

Improved Safety and Access – Ensures emergency vehicle access and reduces unsafe roadside parking.

Equitable Funding Model – Shifts upkeep costs from all taxpayers to direct users.

Potential for Reinvestment – Funds can be used for future amenities or enhancements.

Potential Drawbacks

Public Pushback – Visitors used to free parking may resist fees, leading to negative feedback.

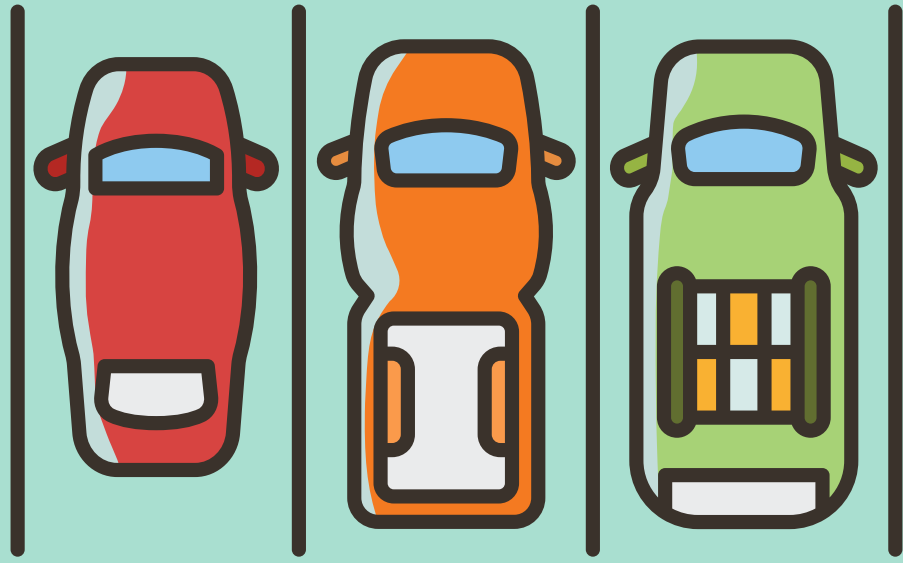
Reduced Access for Lower-Income Visitors – Even modest fees may discourage some families from visiting.

Possible Spillover Parking – Visitors may park in nearby neighborhoods or roadsides to avoid fees.

Administrative & Enforcement Costs – Startup and ongoing expenses for payment systems, signage, and enforcement.

Seasonal Variability – Weather, off-season, or economic shifts may cause unpredictable revenue.

Risk of Visitor Decline – Some visitors may choose other destinations with free parking.

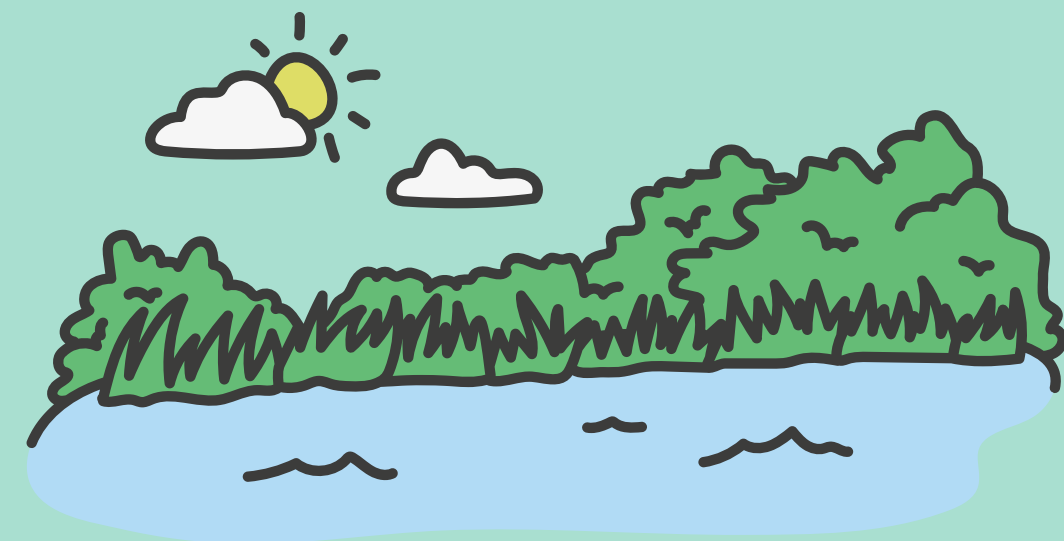


Overview of Parking Inventory

Monument Lake currently offers the following parking spaces:

- Shoreline angled spaces: 26
- South end spaces: 16
- ADA-accessible 2
- Overflow lot: 47

Total spaces: 91 spaces (including 2 ADA-accessible).



Technology Options Provided by T2 Systems, Inc.

Payment Kiosks

- Features: Accept cash, credit/debit (swipe), and/or tap-to-pay.
- Infrastructure needs: Solar/electric + hard-line communication.
- Cost range: \$6,000–\$12,000 per kiosk.
- Annual costs: ~\$500 maintenance + ~\$2,000 software/modem fee
- Permit display: Printed permits placed on dashboards.
- Enforcement: Visual inspection of permits.

Mobile Payment Systems

- Setup cost: \$500 one-time.
- Annual software fee: \$500.
- Transaction processing: <\$0.50 per transaction (commonly passed to user).
- Enforcement: manual database lookup (low cost) OR license plate reader (\$10,000 setup + \$3,000 annually)

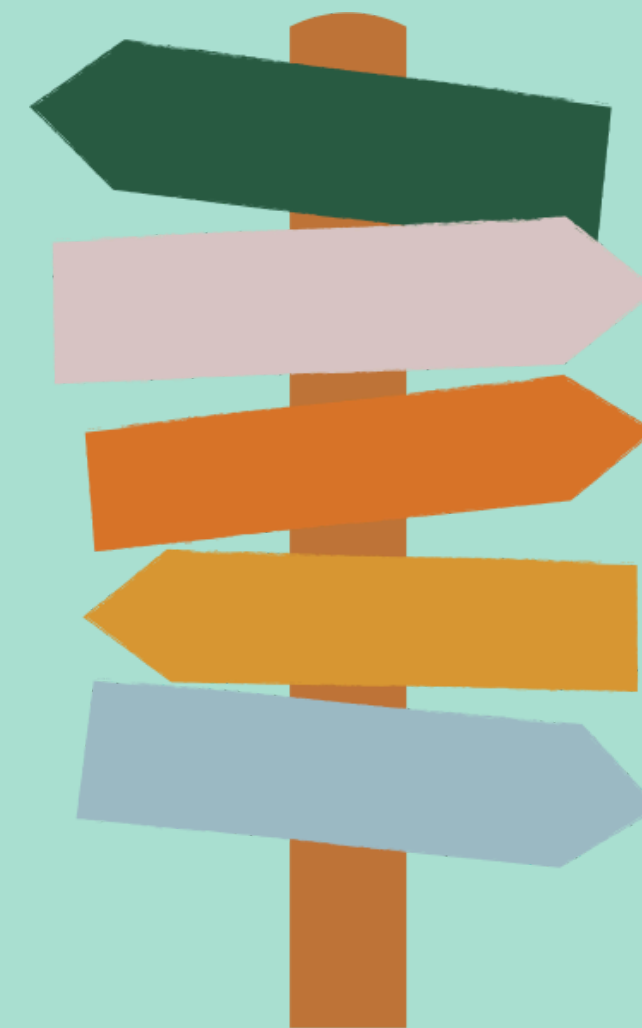
Enforcement Options

- Visual inspection of permits on dashboard printed by payment kiosks.
- Manual database lookup of license plates (low-cost option, requires staff device with access).
- Handheld license plate reader system (\$10,000 setup + \$3,000 annually), capable of issuing citations.

Comparable Case - Town of Palmer Lake



- Uses T2 Systems.
- 15-20 parking spots at Glen Park Trailhead.
- Charges: \$5.30 per day.
- Reports \$40K annual revenue.
- Fine for violations: \$50 + \$19 surcharge per citation.
- Use payment kiosk
- No mobile payment option
- Enforcement by police officers only
- Visual inspection of paper receipts on dashboards + online portal



Option	Initial Cost	Annual Cost	Enforcement Method	Pros	Cons
1. 2 Kiosks	\$12,000–\$24,000 (depends on kiosk features)	\$5,000 (\$500 maintenance + \$2,000 software/modem per kiosk)	Visual inspection of printed permits	Works for all visitors (no smartphone needed); simple to operate; visible system encourages compliance	Higher upfront cost; requires installation of power/communication lines; less efficient enforcement
2. Mobile Payment	\$500 (mobile payment setup)	\$500 (mobile payment software fee)	Manual plate lookup (low cost) Option to add license plate reader (\$10,000 setup + \$3,000/year)	Very low upfront cost (without reader); no physical infrastructure; flexible pricing	Excludes some users without smartphones; requires staff to check database or purchase reader, relies on cell coverage
3. Mobile Payment + License Plate Reader	\$10,500 (mobile payment setup + \$10K license plate reader setup)	\$3,500 (mobile payment software fee + \$3K license plate reader fee)	License plate reader with citation capability	No physical infrastructure; flexible pricing; enforcement ease	Excludes some users without smartphones; relies on cell coverage
4. Hybrid (2 Kiosks + Mobile Payment)	\$12,500–\$24,500 (2 kiosks + mobile setup)	\$5,500 (kiosk modem/software & maintenance x 2 + mobile payment software)	Visual inspection of printed permits + manual plate lookup	Maximizes accessibility; payment flexibility; kiosk as backup if mobile service fails	Moderate upfront cost; enforcement more complex without reader
5. Hybrid + License Plate Reader	\$22,500–\$34,500 (2 kiosks + mobile payment setup + license plate reader setup)	\$8,500 (option 4 + \$3,000 license plate reader fee)	Visual inspection of printed permits + manual plate lookup + license plate reader with citation capability	Flexible pricing, maximizes accessibility, kiosk as backup of mobile fails, enforcement options and ease	Highest initial and annual cost

Operational Considerations

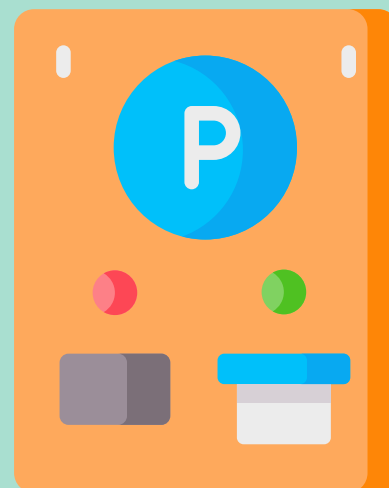
ADA Compliance

Must ensure ADA spaces are included in system and compliant with federal/state requirements.



Infrastructure

Shoreline and overflow lot may require minor modifications for kiosk installation and signage.



User Accessibility

Mobile payment is convenient but may exclude some users without smartphones; kiosks provide accessibility for all.



Enforcement Strategy

Directly affects compliance rates and fine revenue; license plate readers improve efficiency but have higher cost.



System Evaluated: Hybrid + License Plate Reader

This approach prioritizes ease of enforcement, accessibility for all users, and operational efficiency.

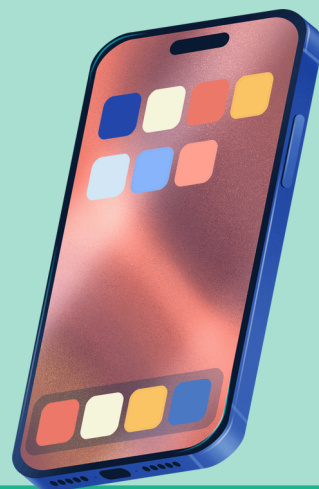
2 Payment Kiosks

Provides an on-site payment option for visitors who prefer or require cash or card payments, ensuring accessibility for all users



Mobile Payment Via Personal Devices

Allows visitors to pay quickly using their personal smartphones, reducing lines and improving convenience.



License Plate Reader-Based Enforcement

Enables efficient and consistent enforcement by verifying payment electronically without placing tickets or permits on vehicles



Free Parking During Town Sponsored Events

Ensures community events remain accessible and welcoming while avoiding enforcement conflicts during Town activities.



Projected Parking Revenue - Monument Lake



Conservative Assumptions:

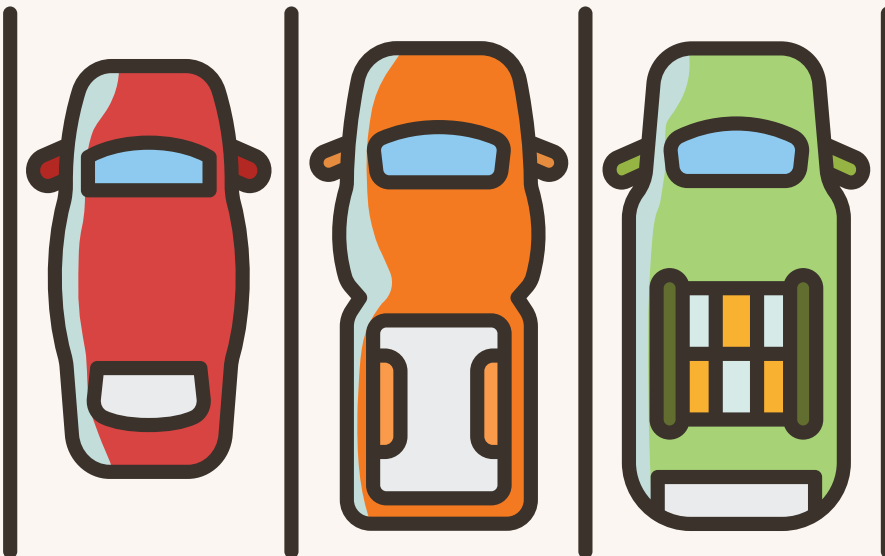
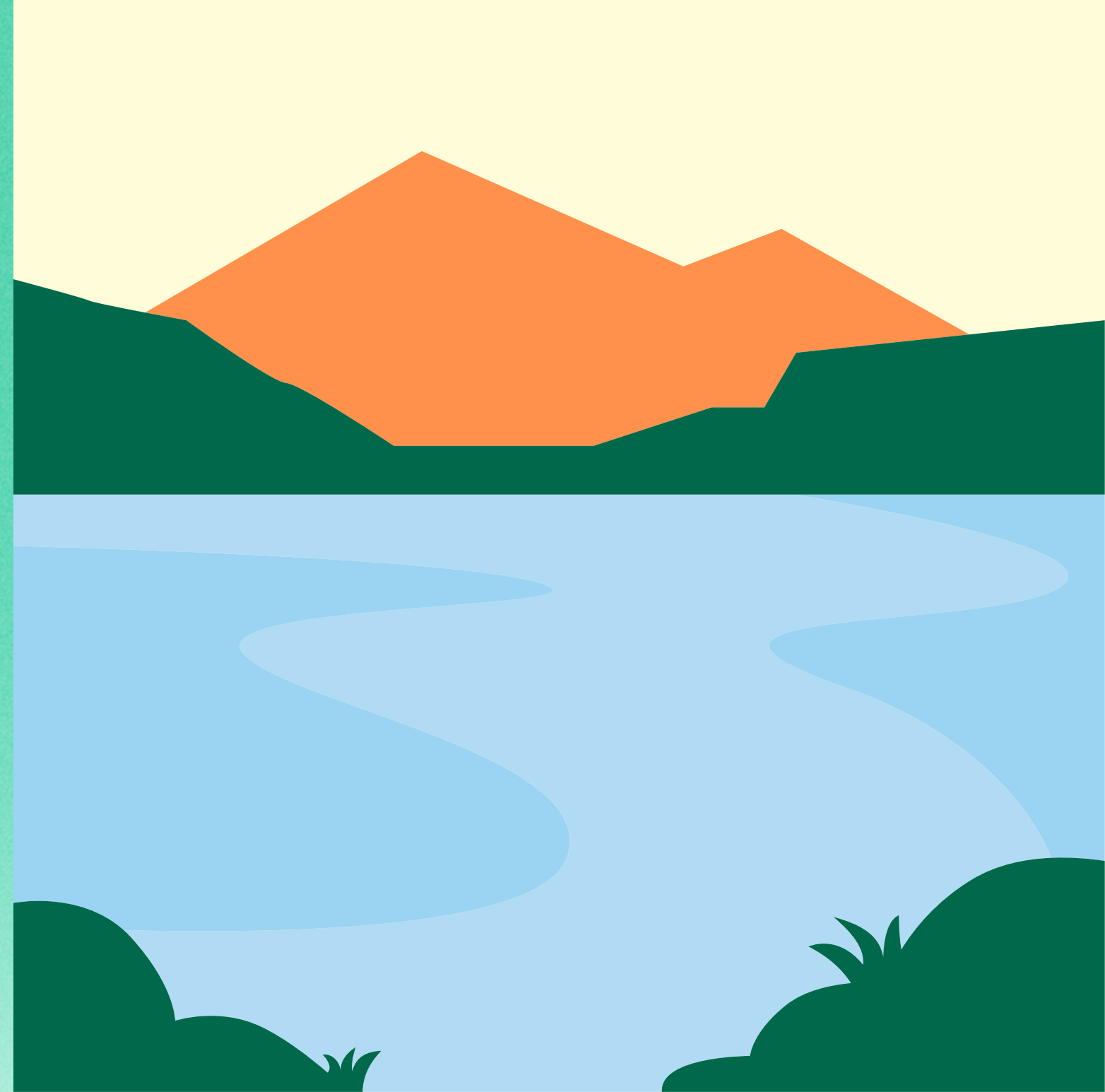
- Daily rate: \$5
- Total spaces: 91
- Peak season: 120 days
- Off-season: 245 days
- Off-season occupancy is 10% of peak season level
- Users paying for a parking spot will stay all day
- Kiosks selected will have all options available, resulting in an initial cost of \$34,500 and an annual cost of \$8,500.

Occupancy Rate	Occupied Spaces/Day (Peak)	Peak Season Revenue	Occupied Spaces/Day (Off-season)	Off-season Revenue	Total Parking Revenue
40%	36.4	\$21,840	3.6	\$4,459	\$26,299
50%	45.5	\$27,300	4.6	\$5,574	\$32,874
60%	54.6	\$32,760	5.5	\$6,689	\$39,449
70%	63.7	\$38,220	6.4	\$7,803	\$46,023
80%	72.8	\$43,680	7.3	\$8,918	\$52,598

Key Takeaways:

This analysis does not include costs associated with installing signage, legal fees associated with implementing rules/regulations, or staff time involved in implementation or enforcement activities.

Questions?



Mill Levy

[Search Colorado Property Tax Entities | Colorado Department of Local Affairs](#)

Town of Monument

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Monument	View...	21032/1	El Paso	5.000	\$316,086,870

Lakes of the Rockies

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Lake of the Rockies Metropolitan District	View...	66256/1	El Paso	59.354	\$6,750,670

Willow Springs Ranch

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Willow Springs Ranch Metropolitan District	View...	66056/1	El Paso	64.351	\$12,526,370

Wagons West

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Wagons West Metropolitan District	View...	67049/1	El Paso	62.083	\$3,100,230

Monument Junction #1, 2

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Monument	View...	21032/1	El Paso	5.000	\$316,086,870
Monument Junction Metropolitan District No. 1	View...	67475/1	El Paso	62.365	\$706,760
Monument Junction Metropolitan District No. 2	View...	67476/1	El Paso	52.121	\$4,917,040
Monument Sanitation District	View...	21031/1	El Paso	0.000	\$93,323,250
Tri-Lakes Monument Fire Protection District	View...	21047/1	El Paso	18.400	\$981,124,980

Village Center

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Village Center Metropolitan District	View...	65324/1	El Paso	50.000	\$14,946,640

Woodmoor

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Woodmoor Water and Sanitation District No. 1	View...	21050/1	El Paso	0.000	\$215,023,750

Pinon Pines/Forest Lakes

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Pinon Pines Metropolitan District No. 1	View...	65226/1	El Paso	33.633	\$14,600,210
Pinon Pines Metropolitan District No. 2	View...	65227/1	El Paso	55.664	\$9,017,410
Pinon Pines Metropolitan District No. 3	View...	65228/1	El Paso	42.000	\$10,251,140

Forest Lakes

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Forest Lakes Metropolitan District	View...	21064/1	El Paso	0.000	\$1,480

Triview #1, 2, 3, 4

DOLA Tax Entity Name: ▾	Filings:	Tax Entity ID: ▾	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Triview Metropolitan District	View...	21061/1	El Paso	20.500	\$180,834,530
Triview Metropolitan District No. 2	View...	65730/1	El Paso	8.500	\$12,814,020
Triview Metropolitan District No. 3	View...	65731/1	El Paso	65.496	\$4,947,820
Triview Metropolitan District No. 4	View...	65921/1	El Paso	6.500	\$35,909,160
Triview Metropolitan District Subdistrict A	View...	67389/1	El Paso	0.000	\$0
Triview Metropolitan District Subdistrict B	View...	67390/1	El Paso	0.000	\$0

Jackson Creek Commercial #2, 3, 4, 5, 6, 7

DOLA Tax Entity Name: ▾	Filings:	Tax Entity ID: ▾	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Jackson Creek Commercial Metropolitan District No. 1	View...	67371/1	El Paso	0.000	\$1,060
Jackson Creek Commercial Metropolitan District No. 2	View...	67372/1	El Paso	45.394	\$2,104,020
Jackson Creek Commercial Metropolitan District No. 3	View...	67373/1	El Paso	0.000	\$112,740
Jackson Creek Commercial Metropolitan District No. 4	View...	67374/1	El Paso	0.000	\$239,600
Jackson Creek Commercial Metropolitan District No. 5	View...	67375/1	El Paso	45.394	\$1,146,810
Jackson Creek Commercial Metropolitan District No. 6	View...	67376/1	El Paso	0.000	\$59,260
Jackson Creek Commercial Metropolitan District No. 7	View...	67377/1	El Paso	0.000	\$458,180
Jackson Creek North Metropolitan District	View...	67009/1	El Paso	15.740	\$14,749,000

Palmer Lake

DOLA Tax Entity Name: ▾	Filings:	Tax Entity ID: ▾	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Palmer Lake	View...	21034/1	El Paso	21.238	\$55,225,780
Palmer Lake Sanitation	View...	21033/1	El Paso	0.000	\$54,242,920

Black Forest

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Black Forest Fire/Rescue Protection District	View...	21002/1	El Paso	15.650	\$305,483,400
Black Forest Fire/Rescue Protection District (OPS)	View...	21002/2	El Paso	0.000	\$206,177,050

Parker

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Downtown Parker Business Improvement District	View...	67923/1	Douglas	8.000	\$9,050,873
Parker	View...	18028/1	Douglas	2.602	\$1,396,293,137
Parker Authority for Reinvestment - Cottonwood Comm...	View...	65615/2	Douglas	0.000	\$17,162,544
Parker Authority for Reinvestment - Parker Central Urb...	View...	65615/3	Douglas	0.000	\$61,079,301
Parker Authority for Reinvestment - Parker Road Urban ...	View...	65615/4	Douglas	0.000	\$61,624,662
Parker Automotive Metropolitan District	View...	65257/1	Douglas	52.068	\$21,226,430
Parker Homestead Metropolitan District	View...	66298/1	Douglas	37.265	\$19,908,610
Parker Jordan Metropolitan District	View...	03103/1	Arapahoe	3.708	\$130,464,441
Parker Jordan Metropolitan District-Bonds	View...	03103/2	Arapahoe	1.208	\$45,685,469
Parker Water & Sanitation District	View...	18027/1	Douglas	5.778	\$1,236,179,410
Town of Parker My Mainstreet General Improvement Dis...	View...	67784/1	Douglas	0.000	\$316,178

Larkspur

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Larkspur	View...	18021/1	Douglas	15.000	\$14,349,710
Larkspur Fire Protection District	View...	18097/1	Douglas	18.998	\$239,529,470

Castle Rock

DOLA Tax Entity Name: ↕	Filings:	Tax Entity ID: ↕	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Castle Rock	View...	18003/1	Douglas	0.920	\$1,719,869,863
Castle Rock Downtown Development Authority	View...	66061/1	Douglas	3.000	\$75,422,015
Castle Rock Fire Protection District	View...	18002/1	Douglas	10.600	\$147,658,850
Castle Rock Urban Renewal Authority - Citadel Station-...	View...	66589/2	Douglas	0.000	\$411,148
Hillside at Castle Rock Metropolitan District	View...	66742/1	Douglas	71.283	\$2,218,250
Promenade at Castle Rock Metropolitan District No. 1	View...	66525/1	Douglas	59.317	\$7,139,990
Promenade at Castle Rock Metropolitan District No. 3	View...	66527/1	Douglas	52.926	\$73,097,990
Town of Castle Rock Festival Park Commons General Im...	View...	66949/1	Douglas	45.000	\$5,826,691
Villages At Castle Rock Metro No. 4	View...	18048/1	Douglas	4.721	\$1,589,930
Villages At Castle Rock Metropolitan District No. 6	View...	18050/1	Douglas	77.007	\$58,370,490
Villages At Castle Rock Metropolitan District No. 7	View...	18051/1	Douglas	0.000	\$38,330,510
Villages At Castle Rock Metropolitan District No. 9	View...	18079/1	Douglas	94.563	\$13,020

Fountain

DOLA Tax Entity Name: ↕	Filings:	Tax Entity ID: ↕	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
Fountain	View...	21026/1	El Paso	16.339	\$333,331,850
Fountain 8 School District	View...	21903/1	El Paso	28.684	\$242,750,840
Fountain Creek Watershed, Flood Control, and Greenw...	View...	66212/1	Pueblo	0.000	\$0
Fountain General Improvement District No. 1, City of F...	View...	66057/1	El Paso	12.000	\$15,183,770
Fountain General Improvement District No. 2, City of F...	View...	66444/1	El Paso	10.000	\$14,834,980
Fountain Mutual Metropolitan District	View...	21103/1	El Paso	12.562	\$21,805,670
Fountain Sanitation District	View...	21023/1	El Paso	5.545	\$259,227,670
Fountain Urban Renewal Authority - Bandlely Urban Ren...	View...	66058/4	El Paso	0.000	\$0
Fountain Urban Renewal Authority - Charter Oak Urban ...	View...	66058/3	El Paso	0.000	\$0
Fountain Urban Renewal Authority - US Highway 85 Corr...	View...	66058/2	El Paso	0.000	\$0

Colorado Springs

DOLA Tax Entity Name: ⌵	Filings:	Tax Entity ID: ⌵	Certifying County:	2025 Total Levy (2024 Tax Year):	2025 Net Assessed Value (2024 Tax Year):
City of Colorado Springs, Colorado Marketplace at Austi...	View...	65776/1	El Paso	50.000	\$6,618,310
Colorado Springs	View...	21015/1	El Paso	3.554	\$8,894,035,910
Colorado Springs 11 School District	View...	21904/1	El Paso	40.605	\$4,121,161,380
Colorado Springs Briargate General Improvement District	View...	21111/1	El Paso	0.000	\$0
Colorado Springs Briargate General Improvement Distri...	View...	67512/1	El Paso	4.409	\$416,981,060
Colorado Springs Downtown Development Authority	View...	65958/1	El Paso	5.000	\$216,026,710
Colorado Springs Spring Creek General Improvement Dis...	View...	21069/1	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - City Audito...	View...	21053/5	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Citygate Ur...	View...	21053/7	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Copper Rid...	View...	21053/8	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Gold Hill M...	View...	21053/12	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Gold Hill M...	View...	21053/6	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Ivywild Nei...	View...	21053/9	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Museum an...	View...	21053/13	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - North Neva...	View...	21053/4	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - South Neva...	View...	21053/11	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Southwest ...	View...	21053/2	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Tejon and ...	View...	21053/14	El Paso	0.000	\$0
Colorado Springs Urban Renewal Authority - Vineyard Pr...	View...	21053/10	El Paso	0.000	\$0
Greater Downtown Colorado Springs Business Improvem...	View...	65015/1	El Paso	5.000	\$123,955,570
Mayberry, Colorado Springs Metropolitan District No. 1	View...	65781/1	El Paso	0.000	\$2,870,740
Mayberry, Colorado Springs Metropolitan District No. 2	View...	67306/1	El Paso	35.000	\$759,200
Mayberry, Colorado Springs Metropolitan District No. 3	View...	67401/1	El Paso	76.536	\$2,065,240
Mayberry, Colorado Springs Metropolitan District No. 4	View...	67402/1	El Paso	0.000	\$20
Mayberry, Colorado Springs Metropolitan District No. 5	View...	67403/1	El Paso	0.000	\$20
Mayberry, Colorado Springs Metropolitan District No. 6	View...	67404/1	El Paso	0.000	\$0
Mayberry, Colorado Springs Metropolitan District No. 7	View...	67405/1	El Paso	0.000	\$20
Mayberry, Colorado Springs Metropolitan District No. 8	View...	67406/1	El Paso	0.000	\$10

About this information

These maps compare what residents in Castle Rock's various metro districts pay in annual property tax. (Property tax usually is paid as part of one's mortgage payment.) A metro district is a taxing entity separate from the Town of Castle Rock that exists primarily to finance public improvements that benefit property owners in the district.

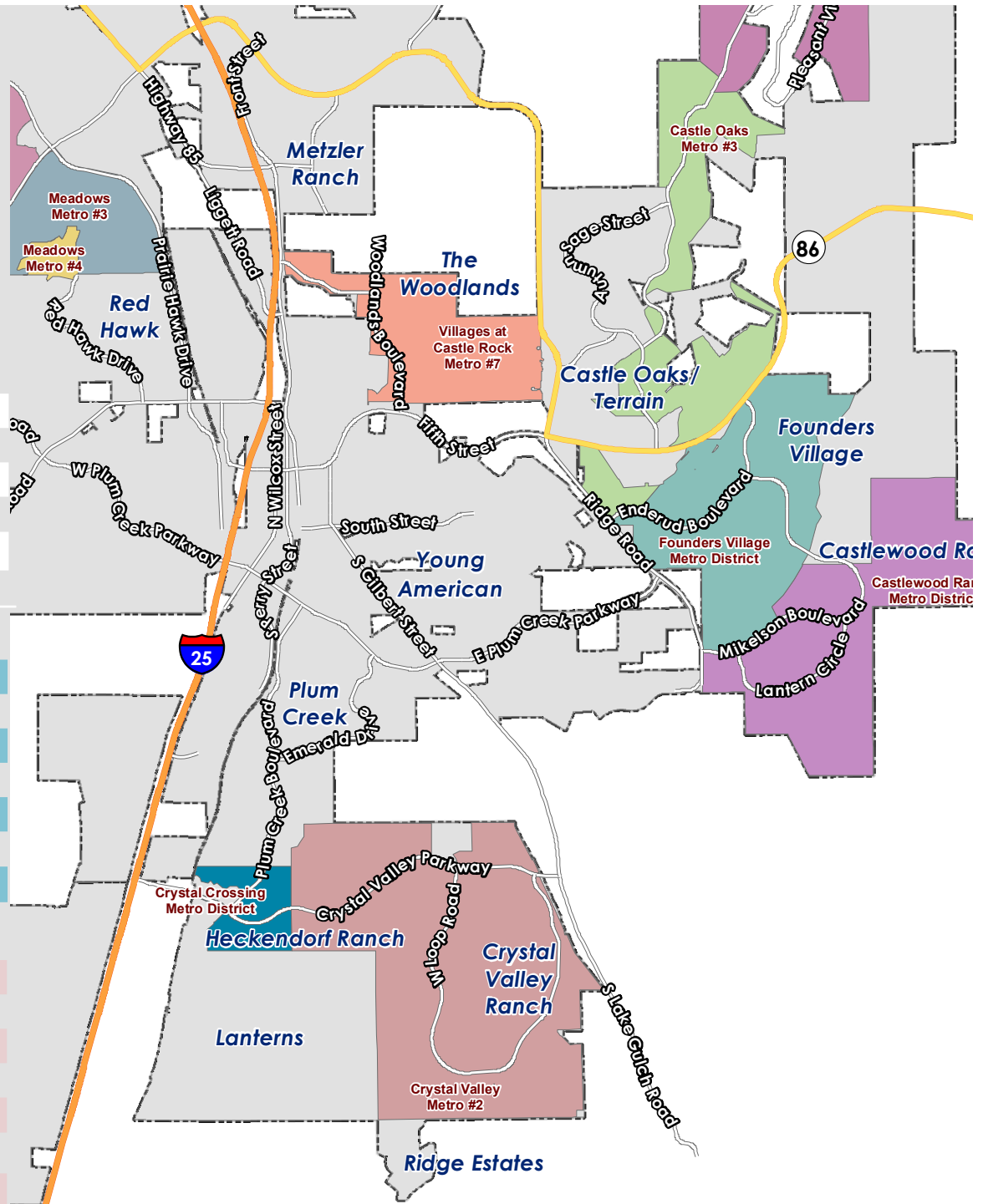
Some taxing districts are common to most Castle Rock property owners – those are listed on the table to the right.

Tax amounts are based upon Castle Rock's median home value, per April 2022 Douglas County Community Development Department data, which is \$448,889. (This means that half of the homes in Castle Rock are valued below \$448,889, and half are valued above that amount.) Douglas County's current assessment percentage is 6.95%, or \$31,197.79 on a home valued at \$448,889.

Taxing entity	Mill levy
DC School District	43.797 mills
Douglas County Gov't	18.524 mills
DC Libraries	4.021 mills
Town of Castle Rock	1.139 mills
Cherry Creek Basin	0.479 mills
Cedar Hill Cemetery	0.124 mills

Entity	Tax amount
Crystal Crossing Metro	\$2,328.13
DC School District	1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cedar Hill Cemetery	3.87
TOTAL	\$4,437.26

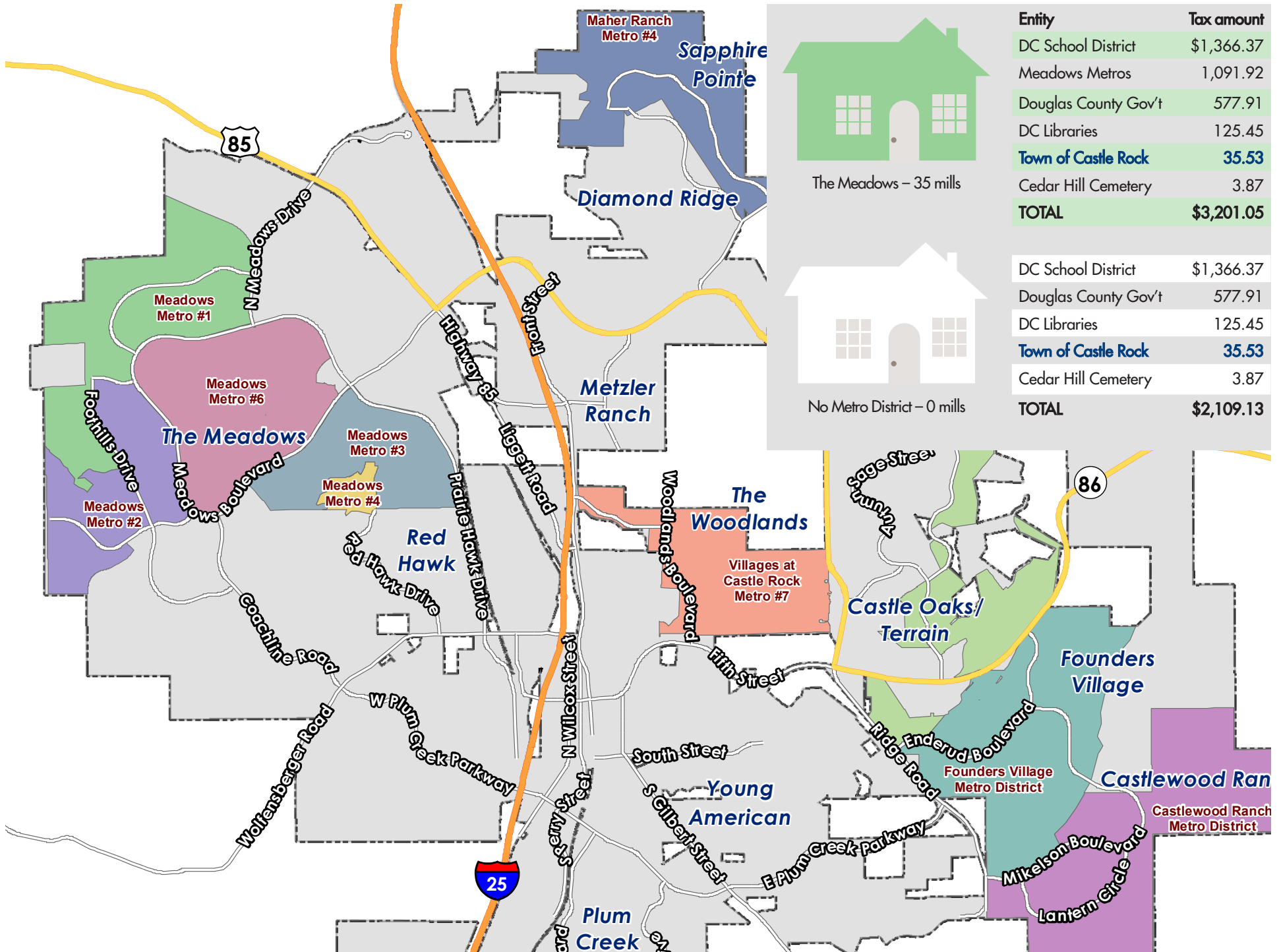
Crystal Valley Metro #2	\$1,403.90
DC School District	1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cedar Hill Cemetery	3.87
TOTAL	\$3,513.03



Heckendorf Ranch – 74.625 mills



Crystal Valley – 45 mills



The Meadows – 35 mills

Entity	Tax amount
DC School District	\$1,366.37
Meadows Metros	1,091.92
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cedar Hill Cemetery	3.87
TOTAL	\$3,201.05



No Metro District – 0 mills

DC School District	\$1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cedar Hill Cemetery	3.87
TOTAL	\$2,109.13



Castle Oaks/Terrain – 49 mills

Entity	Tax amount
Castle Oaks Metro #3	\$1,528.69
DC School District	1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cherry Creek Basin	14.94
Cedar Hill Cemetery	3.87
TOTAL	\$3,652.76



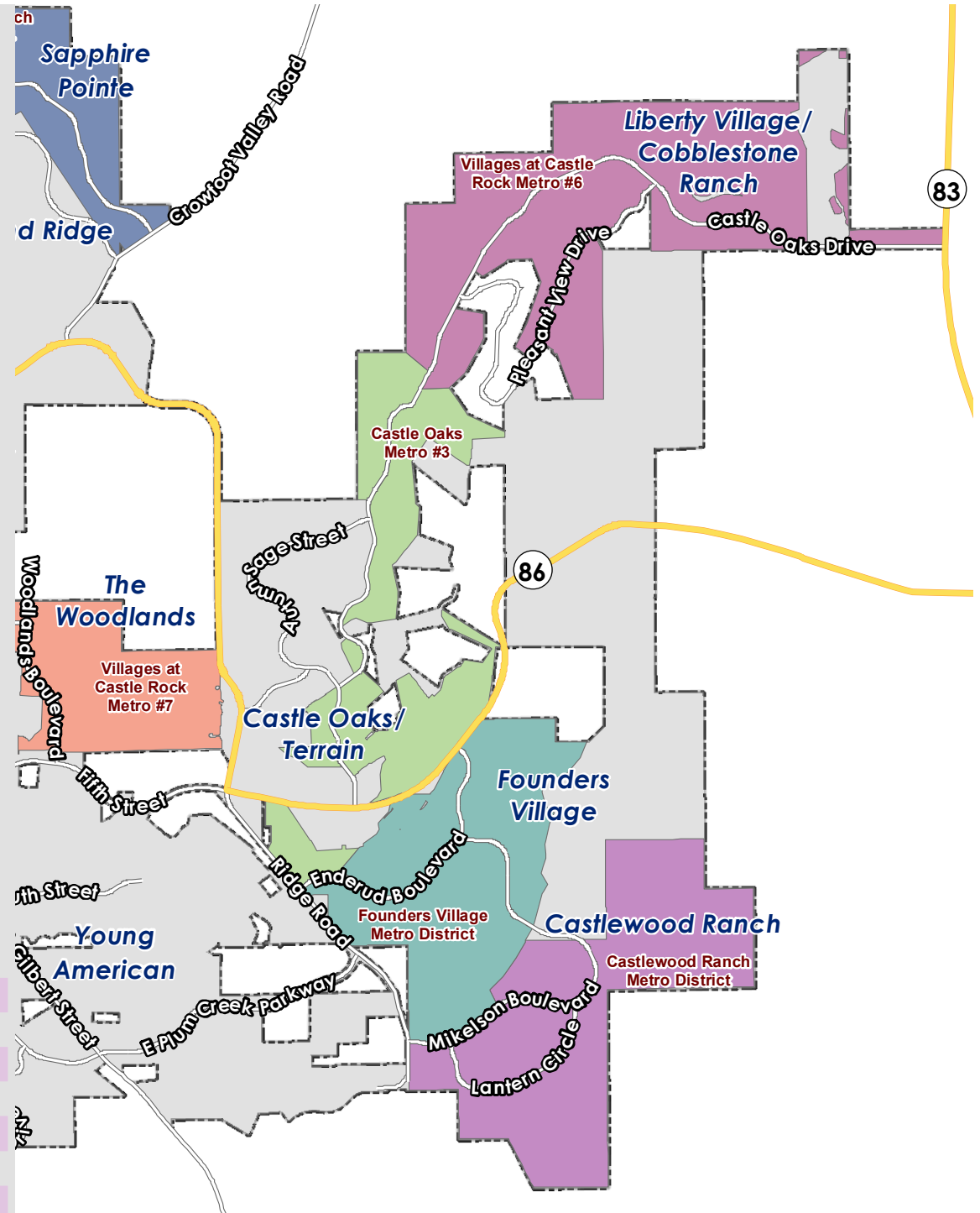
Founders Village – 88.683 mills

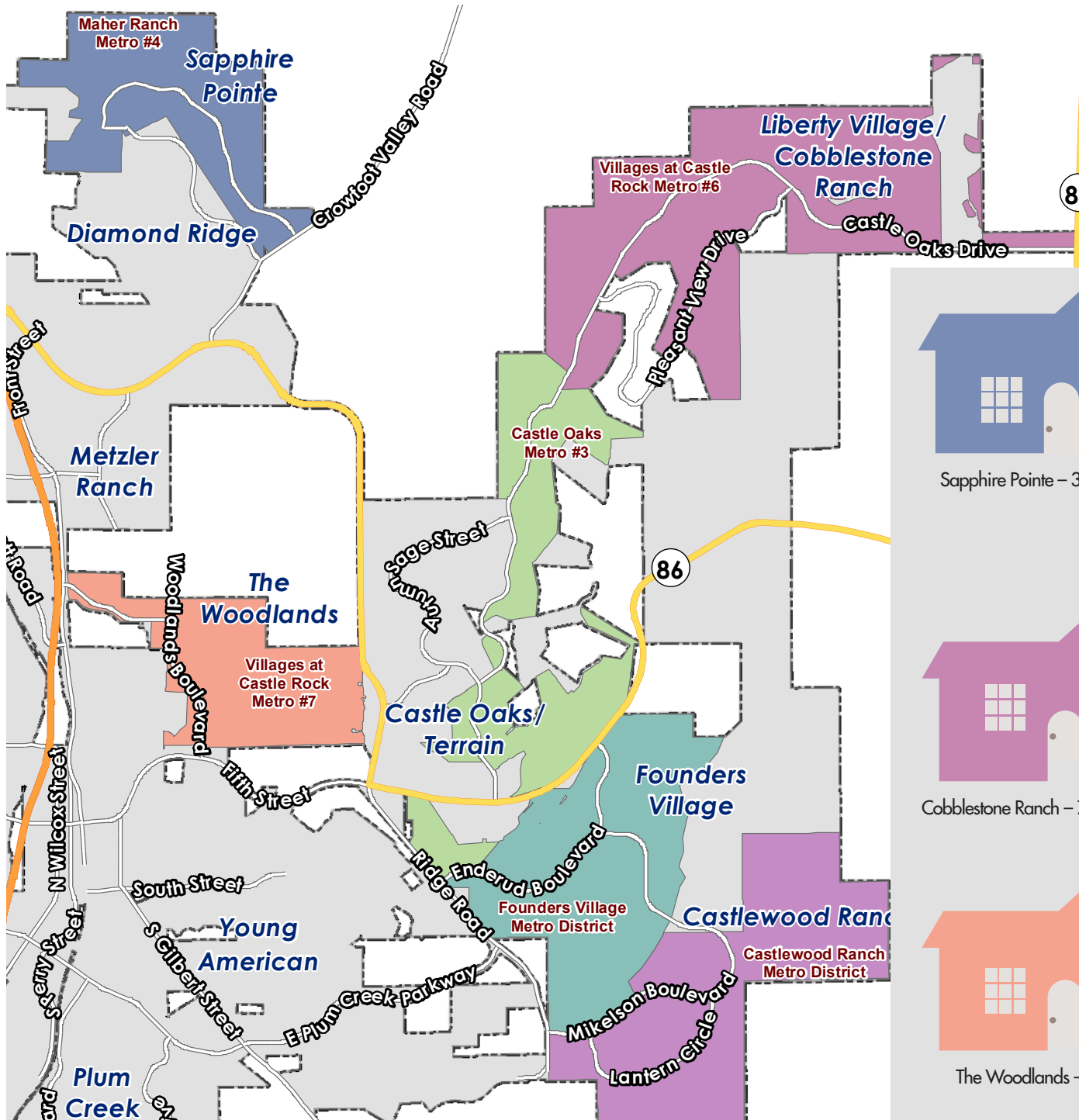
Entity	Tax amount
Founders Village Metro	\$2,766.71
DC School District	1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cherry Creek Basin	14.94
Cedar Hill Cemetery	3.87
TOTAL	\$4,890.78






Castlewood Ranch – 40 mills

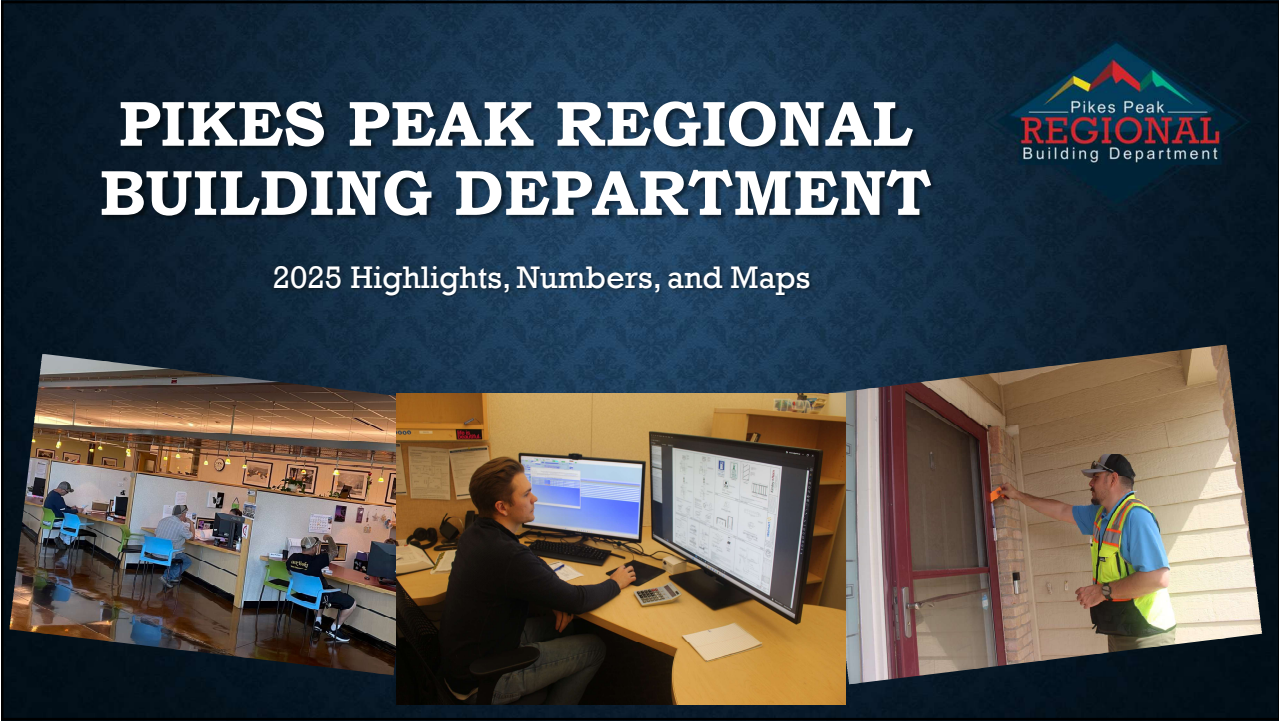
Entity	Tax amount
DC School District	\$1,366.37
Castlewood Ranch Metro	1,247.91
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cherry Creek Basin	14.94
TOTAL	\$3,368.11





Updated May 2022

Entity	Tax amount
 Sapphire Pointe – 32.5 mills	
DC School District	\$1,366.37
Maher Ranch Metro #4	1,013.93
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cherry Creek Basin	14.94
Cedar Hill Cemetery	3.87
TOTAL	\$3,138.00
 Cobblestone Ranch – 70.664 mills	
Entity	Tax amount
Villages@CR Metro #6	\$2,204.56
DC School District	1,366.37
Douglas County Gov't	577.91
DC Libraries	125.45
Town of Castle Rock	35.53
Cherry Creek Basin	14.94
TOTAL	\$4,324.76
 The Woodlands – 0 mills	
DC School District	\$1,366.37
Douglas County Gov't	577.91
Villages@CR Metro #7	0.00
DC Libraries	125.45
Town of Castle Rock	35.53
Cedar Hill Cemetery	3.87
TOTAL	\$2,109.13




1



PPRBD 2025 HIGHLIGHTS

- Big Boom in Commercial Construction
- New Apartments more than Triple
- More than 4,100 apartments reach completion
- Single Family Home Construction Drops Slightly
- Reroof permits drop significantly
- Total Estimated Valuation Increased for the 1st time in 3 years

2




PERMIT NUMBERS - 2025

	NEW SINGLE FAMILY					
	2020	2021	2022	2023	2024	2025
JANUARY	357	552	412	154	184	217
FEBRUARY	350	551	378	165	310	175
MARCH	444	450	536	235	273	264
APRIL	373	408	426	261	324	349
MAY	350	326	388	290	372	288
JUNE	374	445	440	578	239	253
JULY	399	472	211	128	208	270
AUGUST	430	364	144	169	207	175
SEPTEMBER	564	429	171	148	180	181
OCTOBER	568	403	163	214	211	244
NOVEMBER	453	315	143	143	162	183
DECEMBER	406	357	192	180	183	212
TOTAL	5068	5072	3605	2665	2854	2811

	NEW COMMERCIAL					
	2020	2021	2022	2023	2024	2025
JANUARY	33	64	60	32	31	23
FEBRUARY	17	37	60	47	15	14
MARCH	47	55	51	57	32	29
APRIL	32	53	32	31	13	30
MAY	22	28	34	44	35	42
JUNE	25	62	39	31	29	28
JULY	33	44	64	20	23	31
AUGUST	70	45	55	44	24	20
SEPTEMBER	26	33	24	36	19	27
OCTOBER	24	38	36	30	14	39
NOVEMBER	56	66	28	21	18	55
DECEMBER	27	48	51	13	51	60
TOTAL	412	583	533	405	303	398


3



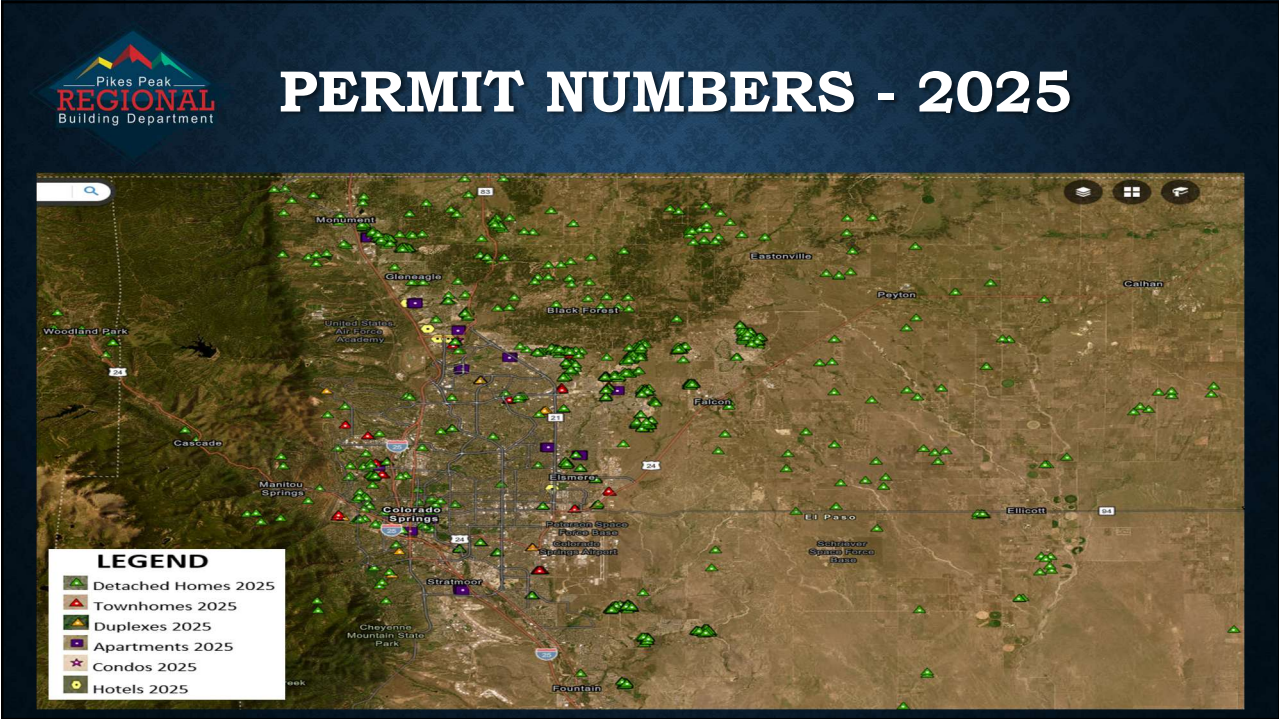
NEW HOMES - 2025

- **Single Family Homes (2025) – 2,811 (-1%)**
 - Detached Homes – 2,347
 - Townhomes - 375 (+37%)
 - Duplexes - 90 Permits (180 Units)

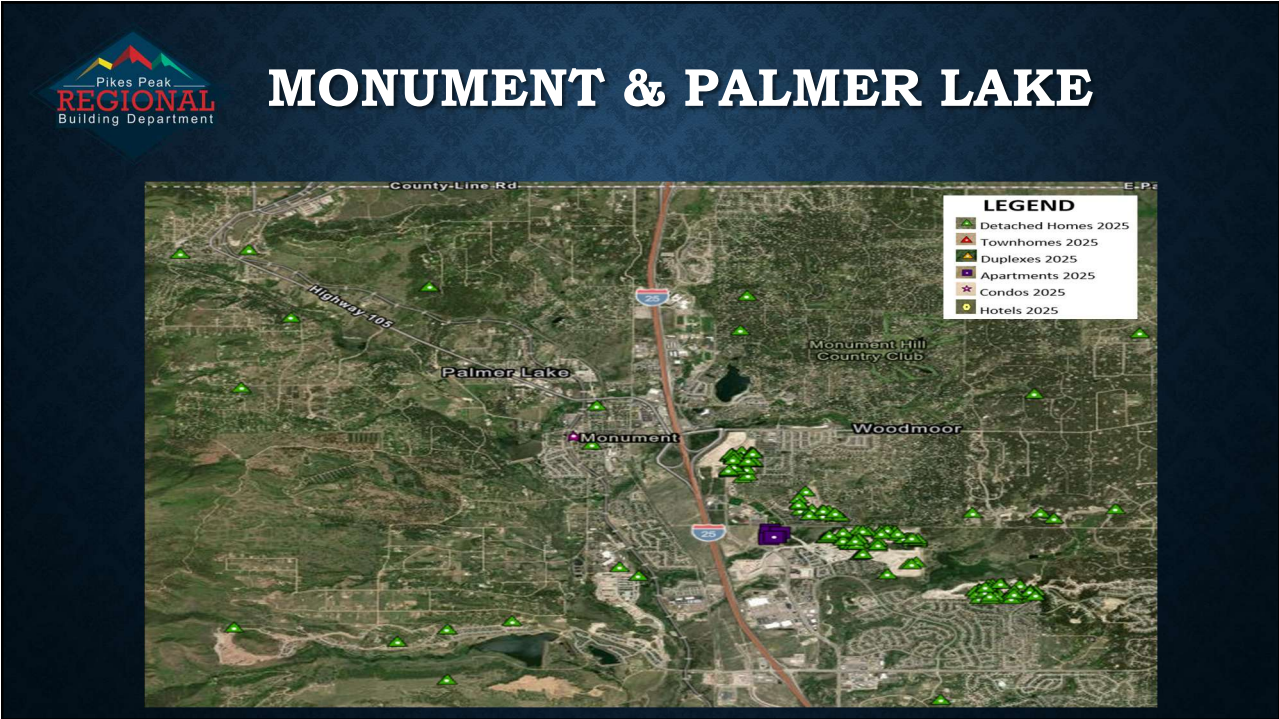
- **Break Down by Jurisdiction**
 - Colorado Springs – 1,489 (+2%)
 - El Paso County - 1,098 (+1%)
 - Monument - 140 (-27%)
 - Fountain - 64 (-1%)
 - Woodland Park - 15 (-61%)
 - Palmer Lake - 3 (-50%)
 - Manitou Springs - 2 (-60%)
 - Green Mountain Falls - 0




4



5



6



MONUMENT - 2025



- Single Family Homes – 140 (-27%)
 - 2nd Year in row housing has dropped
 - Fewest since 2015 (140)

- Monument Neighborhoods

• Jackson Creek -	56 (-40%)
• Home Place Ranch -	40 (+43%)
• Monument Junction -	39 (-35%)
• Cloverleaf -	15
• Willow Springs -	2 (-94%)

- Single Family Estimated Valuation = \$96 Million (-19%)


- Residential Alterations - 1,339 (+1%)
 - Estimated Valuation = \$9.1 Million

7



MONUMENT JUNCTION & JACKSON CREEK



Monument Junction
Total - 39



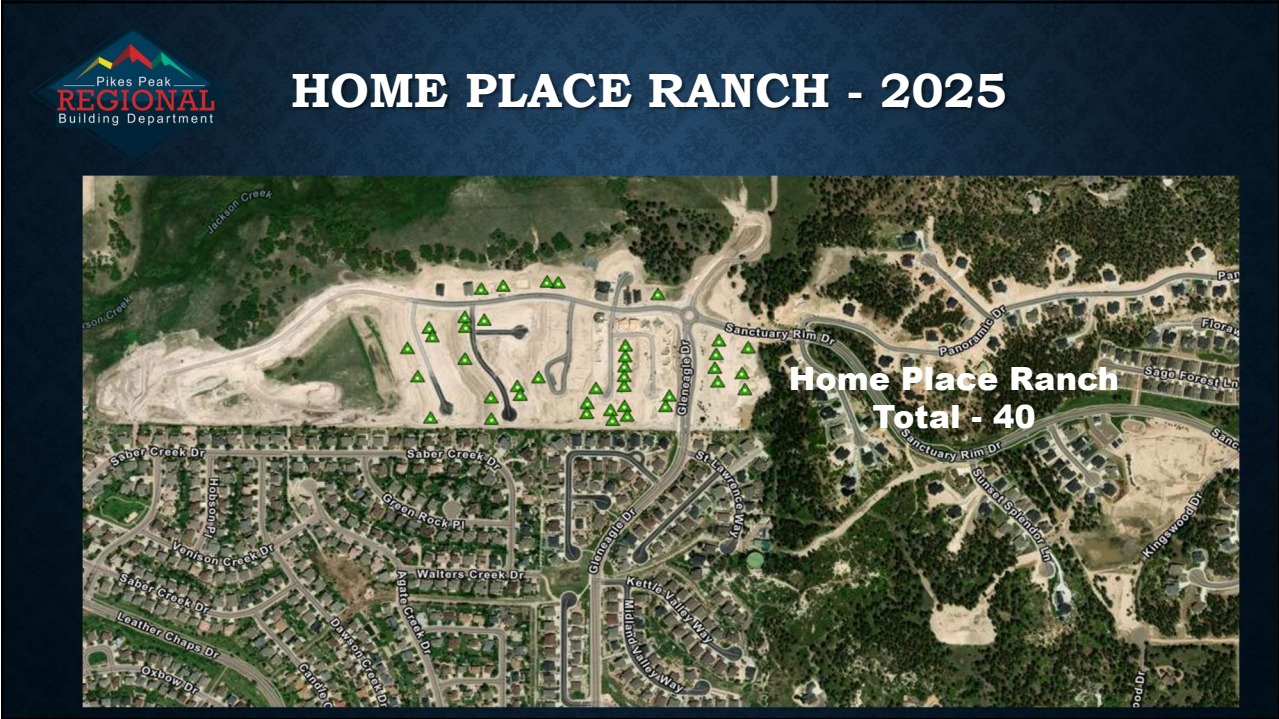
Cloverleaf
Total - 15

Jackson Creek
Total - 56

LEGEND

- ▲ Detached Homes 2025
- ▲ Townhomes 2025
- ▲ Duplexes 2025
- ▲ Apartments 2025
- ▲ Condos 2025
- ▲ Hotels 2025


8



9




10




BREAK DOWN BY NEIGHBORHOOD- 2025

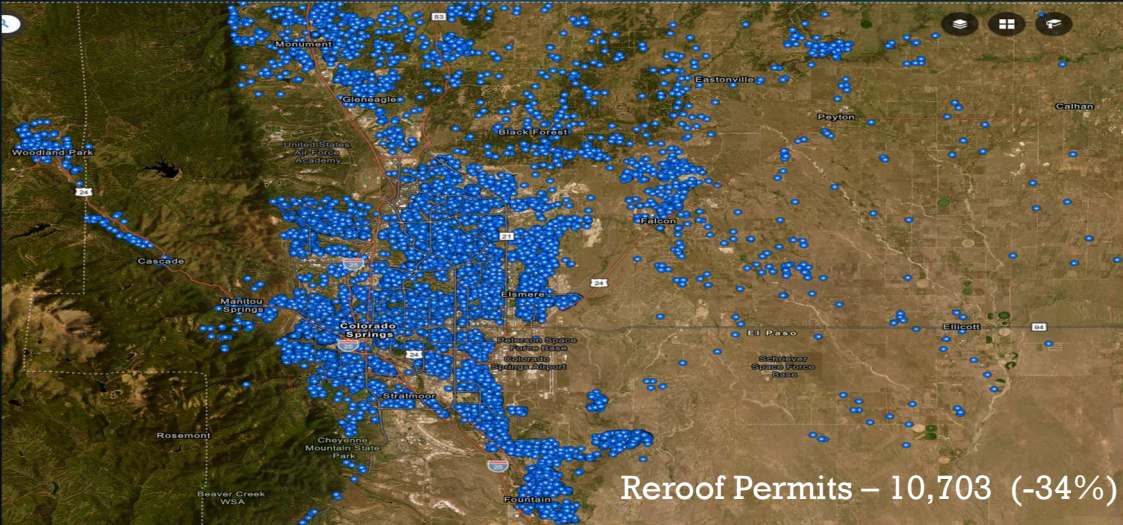
- Falcon Area - 277 (+19%)
- Wolf Ranch - 263 (+93%*)
- Banning Lewis - 250 (-15%)
- Sterling Ranch - 245 (+21%)
- Lorson Ranch - 142 (-2%)
- Skyview Village - 122
- Percheron – (NEW) 95
- Bradley Heights - 95 (+19%)
- The Glen - 67
- Aspen Ranch (Fountain) 62



11



REROOF PERMITS - 2025



Reroof Permits – 10,703 (-34%)

12



COMMERCIAL PERMITS - 2025

- **New Commercial – 398 (+31%)**
 - 1st increase in 4 years (2021)

- **New Multi-Family**
 - 2,744 new apt units (+227%)
 - Unique Renovation Project – 32 Units
 - 4,175 Units Complete (Certificate of Occupancy)
 - 10% increase; 3rd year in a row with increase
 - 2023 – 3,058 Units
 - 2024 – 3,795 Units
 - 2025 – 4,175 Units
 - 4,587 apt units still under construction




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2025 APARTMENT PROJECTS



- Crestone at Fillmore (Fillmore/Centennial) - 196 Units
- Village at Homewood Pointe II* (E. Colorado) - 83 Units
- Sierra Junction (Near Ford) - 368 Units
- Sunrise at Shiloh Mesa* (Woodmen/Marksheffel) - 50 Units
- Lowell Ridge Apts (Downtown – S. Nevada/Las Animas) - 28 Units
- Royal Pine* (Union/Powers) - 232 Units
- Downtown Flying Horse (Interquest near PPSC) - 240 Units
- Bradley Ridge* (Bradley/Powers) - 336 Units
- Flats at Sand Creek* (N.Carefree/Peterson) - 144 Units
- Maverick at Monument (Higby Rd Near Lewis Palmer) - 348 Units

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COMMERCIAL PERMITS - 2025

- **Notable New Commercial Projects**
 - American Furniture Warehouse #2 - \$45 Million
 - New Giraffe Exhibit - \$25 Million
 - 5 New Hotels – 650 total rooms
 - After Sunset Hotel & Resort - \$22 Million
 - El Pomar Conference Center - \$19 Million
 - Jenkins Middle School Expansion - \$14 Million
 - EPC Sheriff Substation (Falcon) \$8 Million
- **New Restaurants**
 - El Pollo Loco (Open)
 - Pizza Ranch
 - Texas de Brazil
 - Guthrie's Golden Fried Chicken
 - The Brit (Open)
 - Roth's Sea and Steak (Open)





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COMMERCIAL PERMITS - 2025

- **Notable Projects Completed in 2025**
 - Entegris
 - The Hunter Apts (Downtown COS)
 - King Soopers x 2 (Flying Horse & Fountain)
 - COS Airport International Customs Area
 - CSFD Fire Station #24
- **Estimated Valuation for ALL Construction = \$3.7 Billion (+8%)**




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MONUMENT COMMERCIAL - 2025

- New Commercial – 70 (+6%; Includes subs)
 - Two Large Warehouses –
 - #1 250,000 Sq Ft - \$26.5 Million
 - #2 114,000 Sq Ft - \$12.2 Million
 - Triview Metro Dist Office - \$3.5 Million
 - Panda Express - \$2.4 Million
 - Core and Shell Food/Retail \$1.2 Million
 - DQ, Subway, Holistique Sauna and Spa
 - Woodmoor Water Tank - \$1 Million

- Commercial Estimated Valuation = \$92 Million (+246%)

- Commercial Alterations – 112 (+12%)
 - Lewis Palmer Career & Innovation Center - \$4.5 Million





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MONUMENT APARTMENTS - 2025


- New Multi Family
 - Maverick at Monument - (Near Lewis Palmer HS)
 - 348 Units
 - \$46.4 Million

 - Condo's
 - 229 Front St.
 - 2 Units
 - \$585,000 Total



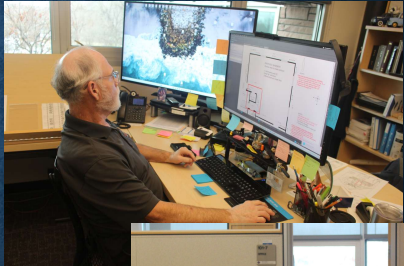



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PLAN REVIEW NUMBERS - 2025

- New Single Family – 2,672 (-7%)
- Residential Alterations – 6,181 (-5%)
- New Comm & Multi Fam – 297 (-3%)
 - New Commercial – 278 (-2%)
 - Multi Family - 19 (-17%)
- Commercial Alterations – 1,676 (-5%)
- **Total Plans – 11,629 (-6%)**






19



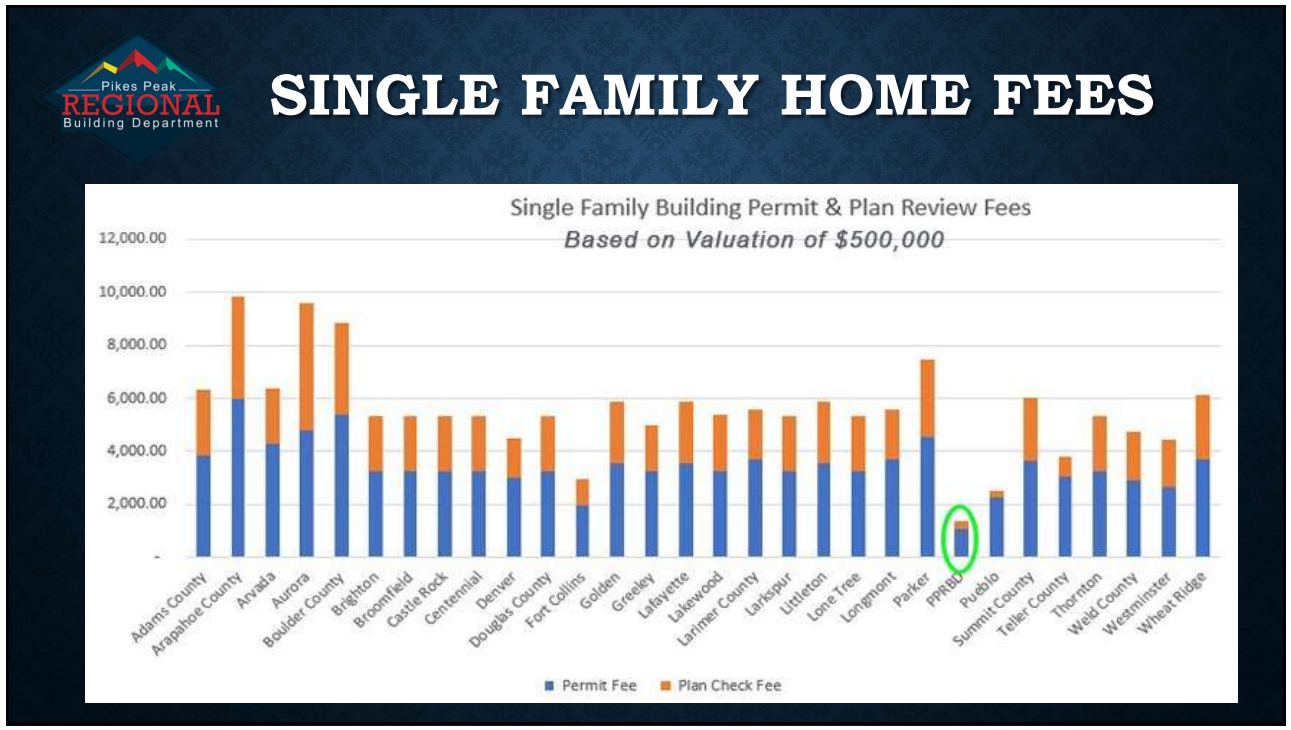
INSPECTION NUMBERS - 2025

- Total Inspections - 266,077 (-10%)
- 55 Inspectors
- Department Average – 1,064 per day
- Daily Average – 21 per inspector
- Still offering same day inspections
(Except Roofing)

20

21



22



PPRBD Classes

4 Great Classes to Choose From

Contractor 101 (Feb) –	2/4
Homeowner Permitting -	2/12
Residential Realtor -	2/18
Contractor 101 (March) -	3/4
Commercial Property -	3/10



Sign Up - www.PPRBD.org/education

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