



Mark Flutcher
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300
8:00AM-4:30PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

August 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY

MANITOU SPRINGS SCHOOL DISTRICT #14

The current taxable assessed value for the tax boundary is **\$226,184,750**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
5458	45	1	0	75	31

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$2,322,330,880	\$163,723,060
Commercial	\$132,731,129	\$35,837,290
Industrial	\$1,182,006	\$319,130
Agricultural	\$77,780	\$21,000
Vacant Land	\$42,769,884	\$11,548,370
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$54,576,360	\$14,735,900
Sub Total (Taxable)	\$2,553,668,039	\$226,184,750
Exempt	\$134,326,986	\$31,879,050
Grand Total	\$2,687,995,025	\$258,063,800

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_033	\$54,576,360	\$14,735,900
HB5	\$0	\$0
HB3	\$180,959	\$15,620
HB-	\$13,434,213	\$1,436,580
HBC	\$141,693,784	\$10,351,280
HBU	\$7,769,111	\$689,640
HB6	\$117,315	\$31,680
HBV	\$1,493,892	\$172,350
HBB	\$190,572,311	\$14,343,380
HBK	\$70,894,332	\$13,025,170
HBD	\$299,083,857	\$23,321,290
HBH	\$1,131,208,897	\$91,203,430
HB2	\$73,886,290	\$5,886,500
HBJ	\$11,506,368	\$1,755,080
HBF	\$49,761,164	\$3,542,230
HBR	\$900,186	\$63,460
HBN	\$207,031,094	\$16,367,600
HBP	\$31,399,887	\$7,491,840



Mark Flutcher
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300
8:00AM-4:30PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

August 22, 2025

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
HBA	\$10,897,693	\$1,369,290
HBL	\$796,788	\$215,140
HBG	\$209,442,969	\$16,286,890
HB1	\$6,556,951	\$463,500
HBT	\$41,250	\$11,140
HBW	\$8,328,946	\$616,080
HBE	\$29,833,797	\$2,585,180
HB4	\$2,259,625	\$204,500
Taxable Total	\$2,553,668,039	\$226,184,750