



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 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

MANITOU SPRINGS SCHOOL DISTRICT #14

The current taxable assessed value for the tax boundary is **\$223,959,680**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
5464	45	0	0	76	30

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$2,330,807,106	\$164,320,600
Commercial	\$131,327,006	\$32,883,110
Industrial	\$1,095,587	\$284,850
Agricultural	\$125,479	\$31,390
Vacant Land	\$39,875,124	\$10,367,820
Natural Resources	\$1,591	\$410
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$61,813,550	\$16,071,500
Sub Total (Taxable)	\$2,565,045,443	\$223,959,680
Exempt	\$134,750,558	\$30,857,770
Grand Total	\$2,699,796,001	\$254,817,450

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
HB4	\$2,259,625	\$202,240
HB5	\$0	\$0
HBE	\$29,747,599	\$2,553,400
HBN	\$206,964,841	\$16,158,530
HB-	\$13,423,757	\$1,408,800
HB6	\$117,315	\$30,500
HBT	\$41,250	\$10,730
HBG	\$207,148,811	\$15,806,310
HBH	\$1,129,829,728	\$89,510,820
HBR	\$900,186	\$63,460
HBW	\$8,328,542	\$614,530
HBP	\$31,254,180	\$6,940,220
HBF	\$51,005,069	\$3,686,730
HBU	\$8,566,571	\$739,480
HBV	\$1,493,752	\$168,950
HBB	\$193,351,040	\$14,340,460
HB1	\$6,551,572	\$462,040
SA_033	\$61,813,550	\$16,071,500



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Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
HBJ	\$11,505,592	\$1,672,870
HB3	\$180,959	\$15,340
HB2	\$73,820,243	\$5,847,960
HBK	\$72,214,862	\$12,647,760
HBL	\$795,328	\$198,870
HBA	\$10,880,800	\$1,305,970
HBD	\$298,904,100	\$23,091,680
HBC	\$143,946,171	\$10,410,530
Taxable Total	\$2,565,045,443	\$223,959,680