



August 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

BLACK FOREST FIRE PROTECTION DISTRICT

The current taxable assessed value for the tax boundary is **\$335,221,210**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
7747	50	0	10	70	8

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$4,492,270,201	\$282,748,190
Commercial	\$39,673,684	\$9,989,550
Industrial	\$0	\$0
Agricultural	\$3,357,102	\$839,290
Vacant Land	\$141,627,769	\$36,822,510
Natural Resources	\$819,075	\$212,970
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$17,725,730	\$4,608,700
Sub Total (Taxable)	\$4,695,473,561	\$335,221,210
Exempt	\$164,289,137	\$40,457,200
Grand Total	\$4,859,762,698	\$375,678,410

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JCX	\$622,437,638	\$41,580,300
JFI	\$103,540,784	\$7,343,050
JCR	\$223,592,933	\$13,711,360
PGX	\$1,314,434	\$213,630
SBL	\$56,454	\$14,680
JEF	\$62,914	\$15,730
SNS	\$1,811,804	\$467,730
JKV	\$272,300	\$70,800
SBT	\$23,058,654	\$1,560,810
SHX	\$55,668,258	\$3,407,670
JHE	\$322,784,466	\$21,076,530
IJD	\$127,578	\$33,170
IJB	\$474,075	\$123,260
JHN	\$277,221	\$72,080
JCD	\$976,735,630	\$69,828,250
SHW	\$486	\$130
JIH	\$35,311	\$9,180
PGW	\$2,248,475	\$584,440



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

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Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JKP	\$13,443,998	\$3,327,970
JKK	\$202,300	\$52,600
JIJ	\$1,007,739	\$190,070
PCZ	\$2,212,956	\$141,040
JHD	\$123,775,959	\$10,148,980
SLH	\$1,576,676	\$96,510
JC5	\$2,367,131	\$174,640
SIL	\$238,651	\$62,050
SIK	\$272,883	\$70,950
SA_050	\$17,725,730	\$4,608,700
JDC	\$48,885,962	\$3,432,240
JFH	\$2,813,328	\$730,890
JBK	\$2,713,820	\$682,030
PCH	\$6,079,397	\$430,300
SBA	\$82,975,000	\$6,391,450
PCB	\$8,734,398	\$640,580
SDN	\$198,399,057	\$12,147,060
JCE	\$3,422,086	\$629,890
JIE	\$107,610	\$27,980
PCY	\$492,738,046	\$32,287,820
JDL	\$2,500,371	\$650,090
JEJ	\$0	\$0
SFS	\$0	\$0
JKW	\$3,331,989	\$866,320
SBW	\$6,042,569	\$522,770
JDV	\$77,639,505	\$5,463,040
JED	\$1,333	\$350
SNP	\$16,168	\$4,040
JJC	\$225,853	\$58,720
JGW	\$397,702	\$99,430
JJA	\$316,800	\$82,370
SLJ	\$7,657,760	\$470,720
JET	\$30,235,442	\$1,850,720
JII	\$1,903,078	\$494,710
JC7	\$14,523,774	\$930,510
JIL	\$451,945	\$117,510
JGR	\$243,736,128	\$16,091,090
JAA	\$99,981,269	\$8,436,930
JCY	\$199,062,986	\$12,687,160
JC3	\$12,050,212	\$767,060
JBR	\$45,265,201	\$3,115,130
JDQ	\$0	\$0
SKA	\$971,943	\$252,680
JKQ	\$16,537,592	\$4,108,250
JC4	\$0	\$0



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Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JKU	\$511,514	\$127,880
SFK	\$0	\$0
JKO	\$670,342	\$174,280
JEG	\$64	\$20
SBS	\$112,723,288	\$7,097,870
SKU	\$14,989,706	\$3,721,750
SGD	\$1,669,319	\$102,180
JAC	\$7,526,944	\$606,510
JBC	\$405,453,223	\$26,728,770
PBS	\$612,751	\$40,030
JHA	\$8,250,159	\$504,910
SKC	\$1,547	\$390
PDG	\$483,240	\$29,570
JHC	\$585,577	\$152,250
SCD	\$34,954,125	\$2,478,650
Taxable Total	\$4,695,473,561	\$335,221,210