



**Mark Flutcher**  
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300  
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November 22, 2025

## **2025 FINAL CERTIFICATION OF VALUE SUMMARY**

### **CATHEDRAL PINES METRO DISTRICT**

The current taxable assessed value for the tax boundary is **\$15,548,990**.

#### **Number of Accounts by Property Group**

| <b>Real Property</b> | <b>Mobile Homes</b> | <b>Possessory Interest</b> | <b>Natural Resources</b> | <b>Personal Property</b> | <b>State Assessed</b> |
|----------------------|---------------------|----------------------------|--------------------------|--------------------------|-----------------------|
| 184                  | 0                   | 0                          | 0                        | 1                        | 2                     |

#### **Authority Value by State Abstract Classification**

| <b>Classification</b>      | <b>Actual Value</b>  | <b>Assessed Value</b> |
|----------------------------|----------------------|-----------------------|
| Residential                | \$238,006,615        | \$14,875,160          |
| Commercial                 | \$3,874              | \$1,050               |
| Industrial                 | \$0                  | \$0                   |
| Agricultural               | \$0                  | \$0                   |
| Vacant Land                | \$2,107,335          | \$568,980             |
| Natural Resources          | \$0                  | \$0                   |
| Producing Mines            | \$0                  | \$0                   |
| Oil and Gas                | \$0                  | \$0                   |
| State Assessed             | \$384,490            | \$103,800             |
| <b>Sub Total (Taxable)</b> | <b>\$240,502,314</b> | <b>\$15,548,990</b>   |
| Exempt                     | \$2,592,510          | \$699,960             |
| <b>Grand Total</b>         | <b>\$243,094,824</b> | <b>\$16,248,950</b>   |

#### **Authority Value by Tax Area**

| <b>Tax Area</b>      | <b>Actual Value</b>  | <b>Assessed Value</b> |
|----------------------|----------------------|-----------------------|
| JGR                  | \$240,117,824        | \$15,445,190          |
| SA_164               | \$384,490            | \$103,800             |
| <b>Taxable Total</b> | <b>\$240,502,314</b> | <b>\$15,548,990</b>   |