



**Mark Flutcher**  
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300  
8:00AM-4:30PM Monday - Friday  
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November 22, 2025

**2025 FINAL CERTIFICATION OF VALUE SUMMARY**  
**BLACK FOREST FIRE PROTECTION DISTRICT (OPS)**

The current taxable assessed value for the tax boundary is **\$229,199,470**.

**Number of Accounts by Property Group**

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
5027	0	0	0	70	3

**Authority Value by State Abstract Classification**

Classification	Actual Value	Assessed Value
Residential	\$2,954,676,623	\$184,670,380
Commercial	\$109,653,997	\$29,606,620
Industrial	\$0	\$0
Agricultural	\$17,541	\$4,730
Vacant Land	\$55,024,451	\$14,857,240
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$224,110	\$60,500
<b>Sub Total (Taxable)</b>	<b>\$3,119,596,722</b>	<b>\$229,199,470</b>
Exempt	\$28,798,368	\$7,599,880
Grand Total	\$3,148,395,090	\$236,799,350

**Authority Value by Tax Area**

Tax Area	Actual Value	Assessed Value
JFV	\$1,399,650,694	\$113,223,480
JEO	\$416	\$110
SA_169	\$224,110	\$60,500
JER	\$717,220,576	\$44,922,870
JFT	\$92,378,549	\$5,774,240
JB3	\$275,185,226	\$17,201,240
JEL	\$34,709,654	\$6,485,000
JEN	\$600,227,497	\$41,532,030
<b>Taxable Total</b>	<b>\$3,119,596,722</b>	<b>\$229,199,470</b>