



**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**  
**BLACK FOREST FIRE PROTECTION DISTRICT (OPS)**

The current taxable assessed value for the tax boundary is **\$229,187,750**.

**Number of Accounts by Property Group**

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
4957	0	0	0	68	3

**Authority Value by State Abstract Classification**

Classification	Actual Value	Assessed Value
Residential	\$2,954,329,339	\$184,648,670
Commercial	\$109,723,591	\$29,625,410
Industrial	\$0	\$0
Agricultural	\$17,740	\$4,790
Vacant Land	\$55,163,560	\$14,894,680
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$52,350	\$14,200
<b>Sub Total (Taxable)</b>	<b>\$3,119,286,580</b>	<b>\$229,187,750</b>
Exempt	\$28,797,968	\$7,599,770
Grand Total	\$3,148,084,548	\$236,787,520

**Authority Value by Tax Area**

Tax Area	Actual Value	Assessed Value
JEL	\$34,709,907	\$6,484,950
JEN	\$600,019,268	\$41,547,880
JFT	\$92,378,549	\$5,774,240
JB3	\$275,185,226	\$17,201,240
JER	\$717,220,576	\$44,922,870
JFV	\$1,399,720,288	\$113,242,260
SA_169	\$52,350	\$14,200
JEO	\$416	\$110
<b>Taxable Total</b>	<b>\$3,119,286,580</b>	<b>\$229,187,750</b>