



Mark Flutcher
El Paso County Assessor

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August 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY

UPPER COTTONWOOD CREEK METRO DISTRICT #2

The current taxable assessed value for the tax boundary is **\$33,262,700**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
871	0	0	0	8	0

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$532,135,996	\$33,259,920
Commercial	\$9,780	\$2,640
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$528	\$140
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$0	\$0
Sub Total (Taxable)	\$532,146,304	\$33,262,700
Exempt	\$58,566	\$15,790
Grand Total	\$532,204,870	\$33,278,490

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JB3	\$275,185,226	\$17,201,240
JB1	\$11,221,845	\$701,290
JB2	\$245,739,233	\$15,360,170
Taxable Total	\$532,146,304	\$33,262,700