



Mark Flutcher
El Paso County Assessor

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August 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY
UPPER COTTONWOOD CREEK METRO DISTRICT #3

The current taxable assessed value for the tax boundary is **\$52,672,800**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1386	0	0	0	8	1

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$855,637,922	\$52,668,090
Commercial	\$9,403	\$2,440
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$6,015	\$1,570
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$2,530	\$700
Sub Total (Taxable)	\$855,655,870	\$52,672,800
Exempt	\$2,202,803	\$410,090
Grand Total	\$857,858,673	\$53,082,890

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JEU	\$131,070,412	\$8,045,550
SA_207	\$2,530	\$700
JER	\$724,582,928	\$44,626,550
Taxable Total	\$855,655,870	\$52,672,800