



Mark Flutcher
El Paso County Assessor

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November 22, 2025

2025 FINAL CERTIFICATION OF VALUE SUMMARY

UPPER COTTONWOOD CREEK METRO DISTRICT #4

The current taxable assessed value for the tax boundary is **\$41,538,830**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1306	0	0	0	11	2

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$580,869,905	\$36,305,190
Commercial	\$291,442	\$78,690
Industrial	\$0	\$0
Agricultural	\$4,154	\$1,120
Vacant Land	\$19,061,996	\$5,147,030
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$25,190	\$6,800
Sub Total (Taxable)	\$600,252,687	\$41,538,830
Exempt	\$3,394,353	\$916,490
Grand Total	\$603,647,040	\$42,455,320

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_208	\$25,190	\$6,800
JEN	\$600,227,497	\$41,532,030
Taxable Total	\$600,252,687	\$41,538,830