



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
UPPER COTTONWOOD CREEK METRO DISTRICT #4

The current taxable assessed value for the tax boundary is **\$41,554,780**.

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	\$580,522,621	\$36,283,480
Commercial	\$291,442	\$78,690
Industrial	\$0	\$0
Agricultural	\$4,154	\$1,120
Vacant Land	\$19,201,051	\$5,184,590
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$25,570	\$6,900
Sub Total (Taxable)	\$600,044,838	\$41,554,780
Exempt	\$3,394,353	\$916,490
Grand Total	\$603,439,191	\$42,471,270

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_208	\$25,570	\$6,900
JEN	\$600,019,268	\$41,547,880
Taxable Total	\$600,044,838	\$41,554,780