



Mark Flutcher
El Paso County Assessor

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August 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

UPPER COTTONWOOD CREEK METRO DISTRICT #4

The current taxable assessed value for the tax boundary is **\$44,133,350**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1391	0	0	0	12	2

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$659,751,144	\$40,536,630
Commercial	\$180,757	\$47,000
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$13,624,960	\$3,542,420
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$28,030	\$7,300
Sub Total (Taxable)	\$673,584,891	\$44,133,350
Exempt	\$3,286,016	\$854,360
Grand Total	\$676,870,907	\$44,987,710

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JEN	\$673,556,861	\$44,126,050
SA_208	\$28,030	\$7,300
Taxable Total	\$673,584,891	\$44,133,350