



**Mark Flutcher**  
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300  
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November 22, 2025

**2025 FINAL CERTIFICATION OF VALUE SUMMARY**

**UPPER COTTONWOOD CREEK METRO DISTRICT #5**

The current taxable assessed value for the tax boundary is **\$6,485,700**.

**Number of Accounts by Property Group**

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
485	0	0	0	0	1

**Authority Value by State Abstract Classification**

Classification	Actual Value	Assessed Value
Residential	\$13,911,889	\$869,330
Commercial	\$0	\$0
Industrial	\$0	\$0
Agricultural	\$13,387	\$3,610
Vacant Land	\$20,784,378	\$5,612,060
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$2,530	\$700
<b>Sub Total (Taxable)</b>	<b>\$34,712,184</b>	<b>\$6,485,700</b>
Exempt	\$40,375	\$10,910
Grand Total	\$34,752,559	\$6,496,610

**Authority Value by Tax Area**

Tax Area	Actual Value	Assessed Value
JEL	\$34,709,654	\$6,485,000
SA_209	\$2,530	\$700
<b>Taxable Total</b>	<b>\$34,712,184</b>	<b>\$6,485,700</b>