



Mark Flutcher
El Paso County Assessor

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August 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY
UPPER COTTONWOOD CREEK METRO DISTRICT #5

The current taxable assessed value for the tax boundary is **\$6,489,250**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
412	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	\$13,586	\$3,670
Vacant Land	\$20,784,432	\$5,611,950
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$15,830	\$4,300
Sub Total (Taxable)	\$34,725,737	\$6,489,250
Exempt	\$39,975	\$10,800
Grand Total	\$34,765,712	\$6,500,050

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_209	\$15,830	\$4,300
JEL	\$34,709,907	\$6,484,950
Taxable Total	\$34,725,737	\$6,489,250