



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

CS DOWNTOWN DEVELOPMENT AUTHORITY

The current taxable assessed value for the tax boundary is **\$327,061,080**.

Number of Accounts by Property Group

| Real Property | Mobile Homes | Possessory Interest | Natural Resources | Personal Property | State Assessed |
|----------------------|---------------------|----------------------------|--------------------------|--------------------------|-----------------------|
| 1220 | 0 | 0 | 0 | 302 | 89 |

Authority Value by State Abstract Classification

| Classification | Actual Value | Assessed Value |
|----------------------------|------------------------|-----------------------|
| Residential | \$751,372,703 | \$46,961,080 |
| Commercial | \$955,081,824 | \$257,872,230 |
| Industrial | \$5,176,067 | \$1,397,560 |
| Agricultural | \$0 | \$0 |
| Vacant Land | \$17,086,802 | \$4,613,450 |
| Natural Resources | \$0 | \$0 |
| Producing Mines | \$0 | \$0 |
| Oil and Gas | \$0 | \$0 |
| State Assessed | \$60,065,450 | \$16,216,760 |
| Sub Total (Taxable) | \$1,788,782,846 | \$327,061,080 |
| Exempt | \$669,943,212 | \$170,978,020 |
| Grand Total | \$2,458,726,058 | \$498,039,100 |

Authority Value by Tax Area

| Tax Area | Actual Value | Assessed Value |
|-----------------|---------------------|-----------------------|
| FCL | \$22,042,706 | \$5,951,530 |
| FC5 | \$8,823 | \$2,380 |
| FFD | \$13,019,073 | \$894,900 |
| FC4 | \$10,664,023 | \$2,879,350 |
| FDG | \$29,705,928 | \$8,020,600 |
| FEY | \$171,990 | \$46,440 |
| FEK | \$37,223 | \$10,050 |
| FDK | \$1,898,937 | \$512,730 |
| FCN | \$916,429,418 | \$114,496,600 |
| FCD | \$19,853,109 | \$5,360,310 |
| FCC | \$15,245 | \$4,110 |
| FC3 | \$10,000 | \$2,700 |
| FFE | \$25,570,003 | \$6,903,920 |
| FEV | \$3,282,504 | \$696,460 |
| FEW | \$844,523 | \$228,020 |
| FCP | \$576,856,485 | \$155,751,200 |
| SA_250 | \$60,065,450 | \$16,216,760 |
| FEB | \$107,994,067 | \$9,063,440 |



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Authority Value by Tax Area

| Tax Area | Actual Value | Assessed Value |
|----------------------|------------------------|-----------------------|
| FDQ | \$313,339 | \$19,580 |
| Taxable Total | \$1,788,782,846 | \$327,061,080 |