



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 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

CS DOWNTOWN DEVELOPMENT AUTHORITY

The current taxable assessed value for the tax boundary is **\$307,042,940**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1219	0	0	0	312	89

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$828,211,869	\$55,321,570
Commercial	\$922,440,599	\$231,118,480
Industrial	\$4,539,959	\$1,180,400
Agricultural	\$0	\$0
Vacant Land	\$17,726,177	\$4,608,870
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$56,977,620	\$14,813,620
Sub Total (Taxable)	\$1,829,896,224	\$307,042,940
Exempt	\$667,879,699	\$164,407,070
Grand Total	\$2,497,775,923	\$471,450,010

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
FDK	\$1,898,937	\$475,810
FGR	\$2,542,478	\$407,600
FEY	\$171,990	\$44,720
FCL	\$21,345,028	\$5,349,460
FC5	\$8,245	\$2,140
FEU	\$8,746	\$2,270
FC3	\$10,000	\$2,600
FDG	\$29,488,401	\$7,388,190
FEK	\$38,557	\$10,020
FJA	\$1,016,006	\$254,000
FCN	\$988,355,762	\$115,982,510
FEB	\$107,603,200	\$9,332,620
SA_250	\$56,977,620	\$14,813,620
FFE	\$22,601,302	\$5,668,270
FCP	\$550,239,637	\$137,860,190
FDQ	\$313,339	\$19,180
FEV	\$3,282,504	\$647,920
FFD	\$12,921,739	\$930,390



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Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
FC4	\$9,836,865	\$2,500,700
FCD	\$20,391,345	\$5,131,150
FEW	\$844,523	\$219,580
Taxable Total	\$1,829,896,224	\$307,042,940