



Mark Flutcher
El Paso County Assessor

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8:00AM-4:30PM Monday - Friday
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August 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY

CUCHARS RANCH METRO DISTRICT

The current taxable assessed value for the tax boundary is **\$11,199,920**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
426	0	0	0	6	1

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$178,493,321	\$11,156,330
Commercial	\$20,904	\$5,640
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$3,506	\$950
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$137,150	\$37,000
Sub Total (Taxable)	\$178,654,881	\$11,199,920
Exempt	\$14,720	\$3,980
Grand Total	\$178,669,601	\$11,203,900

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
DJP	\$97,704,055	\$6,109,410
SA_256	\$137,150	\$37,000
DJQ	\$80,813,676	\$5,053,510
Taxable Total	\$178,654,881	\$11,199,920