



**Mark Flutcher**  
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300  
8:00AM-4:30PM Monday - Friday  
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August 25, 2026

## **2026 INITIAL CERTIFICATION OF VALUE SUMMARY**

### **CUCHARS RANCH METRO DISTRICT**

The current taxable assessed value for the tax boundary is **\$10,969,060**.

#### **Number of Accounts by Property Group**

| <b>Real Property</b> | <b>Mobile Homes</b> | <b>Possessory Interest</b> | <b>Natural Resources</b> | <b>Personal Property</b> | <b>State Assessed</b> |
|----------------------|---------------------|----------------------------|--------------------------|--------------------------|-----------------------|
| 426                  | 0                   | 0                          | 0                        | 5                        | 1                     |

#### **Authority Value by State Abstract Classification**

| <b>Classification</b>      | <b>Actual Value</b>  | <b>Assessed Value</b> |
|----------------------------|----------------------|-----------------------|
| Residential                | \$178,493,321        | \$10,925,090          |
| Commercial                 | \$20,609             | \$5,360               |
| Industrial                 | \$0                  | \$0                   |
| Agricultural               | \$0                  | \$0                   |
| Vacant Land                | \$3,506              | \$910                 |
| Natural Resources          | \$0                  | \$0                   |
| Producing Mines            | \$0                  | \$0                   |
| Oil and Gas                | \$0                  | \$0                   |
| State Assessed             | \$145,190            | \$37,700              |
| <b>Sub Total (Taxable)</b> | <b>\$178,662,626</b> | <b>\$10,969,060</b>   |
| Exempt                     | \$14,720             | \$3,840               |
| <b>Grand Total</b>         | <b>\$178,677,346</b> | <b>\$10,972,900</b>   |

#### **Authority Value by Tax Area**

| <b>Tax Area</b>      | <b>Actual Value</b>  | <b>Assessed Value</b> |
|----------------------|----------------------|-----------------------|
| DJQ                  | \$80,813,156         | \$4,948,850           |
| DJP                  | \$97,704,280         | \$5,982,510           |
| SA_256               | \$145,190            | \$37,700              |
| <b>Taxable Total</b> | <b>\$178,662,626</b> | <b>\$10,969,060</b>   |