



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

MANITOU SPGS EAST CORRIDOR URA

The current taxable assessed value for the tax boundary is **\$6,959,540**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
39	34	0	0	16	1

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$4,942,909	\$310,700
Commercial	\$25,504,957	\$6,382,090
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$806,314	\$209,650
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$219,730	\$57,100
Sub Total (Taxable)	\$31,473,910	\$6,959,540
Exempt	\$2,525,817	\$562,160
Grand Total	\$33,999,727	\$7,521,700

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
HBP	\$31,254,180	\$6,902,440
SA_260	\$219,730	\$57,100
Taxable Total	\$31,473,910	\$6,959,540