



Mark Flutcher
El Paso County Assessor

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August 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

STERLING RANCH METRO DISTRICT #2

The current taxable assessed value for the tax boundary is **\$31,951,610**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1392	0	0	0	13	2

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$435,454,864	\$26,698,600
Commercial	\$149,639	\$38,900
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$19,648,602	\$5,108,110
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$407,780	\$106,000
Sub Total (Taxable)	\$455,660,885	\$31,951,610
Exempt	\$243,496	\$63,300
Grand Total	\$455,904,381	\$32,014,910

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JHA	\$8,250,159	\$504,910
SNQ	\$240,221	\$62,590
JHD	\$123,775,959	\$10,148,980
JK	\$202,300	\$52,600
SA_333	\$407,780	\$106,000
JHE	\$322,784,466	\$21,076,530
Taxable Total	\$455,660,885	\$31,951,610