



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 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY

CHARTER OAKS URA

The current taxable assessed value for the tax boundary is **\$2,084,570**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
17	0	0	0	7	3

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$372,920	\$23,310
Commercial	\$6,430,012	\$1,736,100
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$807,986	\$218,160
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$396,260	\$107,000
Sub Total (Taxable)	\$8,007,178	\$2,084,570
Exempt	\$1,450,224	\$391,550
Grand Total	\$9,457,402	\$2,476,120

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_353	\$396,260	\$107,000
EB8	\$0	\$0
NBC	\$7,158,512	\$1,932,800
ECZ	\$72,655	\$19,620
ECI	\$372,920	\$23,310
EBO	\$6,831	\$1,840
Taxable Total	\$8,007,178	\$2,084,570