



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

CHARTER OAKS URA

The current taxable assessed value for the tax boundary is **\$1,942,570**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
17	0	0	0	9	3

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$372,920	\$22,830
Commercial	\$6,432,454	\$1,609,660
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$807,986	\$210,080
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$384,320	\$100,000
Sub Total (Taxable)	\$7,997,680	\$1,942,570
Exempt	\$1,450,224	\$377,070
Grand Total	\$9,447,904	\$2,319,640

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_353	\$384,320	\$100,000
EBO	\$6,831	\$1,780
ECZ	\$72,655	\$18,890
EB8	\$0	\$0
NBC	\$7,160,954	\$1,799,070
ECI	\$372,920	\$22,830
Taxable Total	\$7,997,680	\$1,942,570