



**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**

### **THE RETREAT METRO DISTRICT #1**

The current taxable assessed value for the tax boundary is **\$2,411,980**.

#### **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> |
|----------------------|---------------------|----------------------------|--------------------------|--------------------------|-----------------------|
| 43                   | 0                   | 0                          | 0                        | 0                        | 1                     |

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

| <b>Classification</b>      | <b>Actual Value</b> | <b>Assessed Value</b> |
|----------------------------|---------------------|-----------------------|
| Residential                | \$34,167,319        | \$2,182,700           |
| Commercial                 | \$0                 | \$0                   |
| Industrial                 | \$0                 | \$0                   |
| Agricultural               | \$0                 | \$0                   |
| Vacant Land                | \$816,367           | \$212,280             |
| Natural Resources          | \$0                 | \$0                   |
| Producing Mines            | \$0                 | \$0                   |
| Oil and Gas                | \$0                 | \$0                   |
| State Assessed             | \$65,420            | \$17,000              |
| <b>Sub Total (Taxable)</b> | <b>\$35,049,106</b> | <b>\$2,411,980</b>    |
| Exempt                     | \$963               | \$260                 |
| <b>Grand Total</b>         | <b>\$35,050,069</b> | <b>\$2,412,240</b>    |

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

| <b>Tax Area</b>      | <b>Actual Value</b> | <b>Assessed Value</b> |
|----------------------|---------------------|-----------------------|
| JC3                  | \$12,050,212        | \$767,060             |
| SBW                  | \$6,042,569         | \$522,770             |
| JC7                  | \$14,523,774        | \$930,510             |
| JC5                  | \$2,367,131         | \$174,640             |
| SA_401               | \$65,420            | \$17,000              |
| <b>Taxable Total</b> | <b>\$35,049,106</b> | <b>\$2,411,980</b>    |