



Mark Flutcher
El Paso County Assessor

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August 25, 2026

2026 INITIAL CERTIFICATION OF VALUE SUMMARY

STERLING RANCH METRO DISTRICT #5

The current taxable assessed value for the tax boundary is **\$498,810**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
11	0	0	0	0	1

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$0	\$0
Commercial	\$333,909	\$83,480
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$1,585,505	\$412,230
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$12,000	\$3,100
Sub Total (Taxable)	\$1,931,414	\$498,810
Exempt	\$372,794	\$96,930
Grand Total	\$2,304,208	\$595,740

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
SA_568	\$12,000	\$3,100
JIE	\$107,610	\$27,980
SNS	\$1,811,804	\$467,730
Taxable Total	\$1,931,414	\$498,810