

## ABSTRACT OF ASSESSMENT TAX YEAR 2014

**Mark Lowderman, Assessor**  
El Paso County, Colorado



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### IMPORTANT INFORMATION

#### Board of County Commissioners:

Dennis Hisey, Chair (District 4)  
Amy Lathen, Vice-Chair (District 2)  
Darryl Glenn (District 1)  
Sallie Clark (District 3)  
Peggy Littleton (District 5)

**The Abstract of Assessment is a compilation of all real and personal property located within the boundaries of each county. Each County Assessor is required to file this report with the Property Tax Administrator annually. § 39-5-123, C.R.S**

It is the duty of the Assessor to make a fair and equitable assessment of all property in the county, to the end that the taxes may be distributed equally in accordance with the value of each taxpayer's property, and relative to the value of all other property within the county. For 2014, residential real property shall be valued at 7.96% of actual value, as is determined by the state legislature. All commercial, industrial, and personal property shall be valued at 29% of the actual value of that property. All agricultural land shall be valued at 29% of the lands productivity value, based on current 10-year average.

## ABSTRACT OF ASSESSMENT

2014 TAXES DUE: JANUARY 1, 2015  
CLASSIFICATION OF REAL & PERSONAL PROPERTY

Number of Taxable Schedules	
Personal Property	21,318
Real Property	244,155
<b>Total Taxable Schedules:</b>	<b>265,473</b>
100-500 Vacant Land Assessed Value	
Residential Unimproved Land	126,642,840
Commercial Unimproved Land	77,668,960
Industrial Unimproved Land	13,830,570
Other Unimproved Land	57,616,470
Minor Structures Vacant Land	44,800
<b>Total Vacant Land:</b>	<b>\$275,803,640</b>
1000 Residential Assessed Value	
Single Family Residences	3,238,184,160
Multiple Family Residences	213,459,500
Condominiums	79,040,730
Mobile Homes	18,717,790
Res Not Integral to Ag Operation	197,480
Residential Personal Property	3,029,640
Farm / Ranch (Residential)	9,319,960
Farm / Ranch (Mobile Homes)	308,850
<b>Total Residential Property:</b>	<b>\$3,562,258,110</b>
2000 Commercial Assessed Value	
Possessory Interest	1,869,960
Merchandising	475,140,440
Lodging	101,284,420
Offices	350,404,800
Recreation	45,617,370
Special Purpose	407,101,340
Warehouse / Storage	310,684,580
Commercial Condominiums	56,526,330
Part. Exempt Prop. (Taxable Portion)	1,672,040
Commercial Personal Property	278,331,110
<b>Total Commercial Property:</b>	<b>\$2,028,632,390</b>
3000 Industrial Assessed Value	
Industrial Real Property	110,021,940
Industrial Condominiums	9,238,770
Industrial Personal Property	116,801,790
<b>Total Industrial Property:</b>	<b>\$236,062,500</b>

4000 Agricultural	#Acres	Assessed Value
Possessory Interest		112,050
Sprinkler Irrigated Land	6,039	343,580
Irrigated Land	1,605	79,910
Dry Farm Land	28,761	237,560
Meadow Hay Land	2,538	67,880
Grazing Land	519,860	4,260,900
Farm / Ranch (Waste Land)	897	1,540
Forest Land	2,319	23,080
Farm / Ranch (Other)	534	3,305,550
Farm / Ranch (Support Buildings)		5,330,930
<b>Total Agricultural Property:</b>		<b>\$13,762,980</b>
5000 Natural Resources	#Acres	Assessed Value
Earth or Stone Products	1,540	1,927,350
Non-Producing (Patented)	162	28,650
Severed Mineral Interest	186,510	372,580
Natural Resources Personal Property		3,687,730
<b>Total Natural Resources Property:</b>		<b>\$6,016,310</b>
7000 Oil & Gas Assessed Value		
Oil & Gas Personal Property		0
<b>Total Oil &amp; Gas Property:</b>		<b>0</b>
9000 Exempt Property Assessed Value		
Tax-Exempt Property Value for 2014		1,620,634,570
<b>Total Tax Exempt Property:</b>		<b>\$1,620,634,570</b>
Assessed by Property Tax Administrator Department of Local Affairs		
		Assessed Value
Land Transportation		17,384,200
Private Car Line		1,524,000
Air Transportation		31,320,500
Power Companies		68,266,200
Communication Companies		169,922,100
Gas & Carrier Companies		29,032,500
Water Companies		0
<b>Total Public Utilities:</b>		<b>\$317,449,500</b>
Total Assessed Personal Property		664,293,650
Total Assessed Real Property		5,775,691,780
<b>Total Personal &amp; Real Property</b>		<b>\$6,439,985,430</b>
Grand Total Assessment for 2014		\$6,439,985,430
Grand Total Revenue for 2014		\$449,758,258.12

### 2014 Assessed Valuation Percentages

Property Classification	2014 Assessed Valuation	Percent of Value
Residential	3,559,228,470.00	55%
Commercial	1,750,301,280.00	27%
Personal Property	401,850,270.00	6%
Public Utilities	317,449,500.00	5%
Vacant Land	275,803,640.00	4%
Industrial	119,260,710.00	2%
Agricultural	13,762,980.00	0%*
Natural Resources	2,328,580.00	0%*
<b>Total</b>	<b>\$6,439,985,430.00</b>	<b>100%</b>

\* Comprises Less Than 1% of Total Assessed Value

### Distribution of Revenue

Property Classification	2014 Revenue Distribution	Revenue Distribution
School Districts	303,314,527.12	67%
El Paso County	50,173,937.36	11%
Library District	24,468,536.18	5%
Cities and Towns	23,899,391.64	5%
Metro & Special Dist.	23,219,136.81	5%
Fire Districts	16,094,437.65	4%
Water & Sanitation	8,588,291.36	2%
<b>Total</b>	<b>\$449,758,258.12</b>	<b>100%</b>

**2014 MILL LEVIES, ASSESSED VALUES AND REVENUE**

<b>COUNTY:</b>			
ENTITY NAME	LEVY	ASSESSED VALUE	REVENUE
El Paso County	7.791	6,439,985,430	50,173,937.36
<b>Total:</b>		<b>\$6,439,985,430</b>	<b>\$50,173,937.36</b>
<b>2014 ASSESSED VALUATION:</b>			
<b>\$ 6,439,985,430</b>			
<b>2014 GRAND TOTAL REVENUE:</b>			
<b>\$449,758,258.12</b>			
<b>CITIES &amp; TOWNS:</b>			
Calhan	17.563	5,363,150	94,192.75
Colo. Springs	4.279	4,678,624,800	20,019,837.57
Fountain	10.239	173,869,420	1,780,249.48
Grn. Mtn. Falls	17.588	8,056,520	141,697.99
Manitou Spgs	12.05	59,044,270	711,483.41
Monument	6.289	110,019,740	691,914.53
Palmer Lake	16.459	27,324,800	449,737.98
Ramah	19.827	518,380	10,277.93
<b>Total:</b>		<b>\$5,062,821,080</b>	<b>\$23,899,391.64</b>
<b>FIRE DISTRICTS:</b>			
Big Sandy	8.00	3,736,680	29,893.51
Black Forest	10.356	131,407,910	1,360,860.47
Black Forest (ops)	1.141	42,719,550	48,743.03
Broadmoor	4.50	124,287,420	559,293.70
Calhan	6.552	17,477,800	114,514.49
Cascade	9.410	10,520,260	98,995.68
Cimarron Hills	15.29	123,752,010	1,892,168.77
Donald Wescott	7.00	260,615,500	1,824,308.26
Edison	9.00	2,079,280	18,713.66
Elbert	4.575	5,594,810	25,596.27
Ellicott	10.22	24,144,920	246,761.62
Falcon	8.612	294,579,780	2,536,922.39
Gr Mt Fl/Cpta Pk	9.293	19,111,010	177,598.62
Hanover	4.72	44,876,980	211,819.43
Peyton	6.13	31,759,030	194,682.93
Security	10.002	186,786,160	1,868,235.51
S.W. Hwy.115	13.20	12,135,740	160,191.80
Stratmoor Hills	12.686	38,751,050	491,596.29
Tri-County	3.00	11,925,680	35,777.26
Tri-Lakes/Mon.	11.50	356,619,020	4,101,124.20
Wdmn Valley	9.05	10,678,430	96,639.76
<b>Total:</b>		<b>\$1,753,559,020</b>	<b>\$16,094,437.65</b>
<b>SANITATION DISTRICTS:</b>			
Fountain	6.101	134,894,190	822,989.45
Security	0.899	112,066,870	100,748.12
Stratmoor Hills	0.578	32,663,910	18,879.78
<b>Total:</b>		<b>\$279,624,970</b>	<b>\$942,617.35</b>

**2014 MILL LEVIES, ASSESSED VALUES AND REVENUE**

<b>WATER DISTRICTS:</b>				
Ch Creek Met P&W	0.500	6,754,770	3,377.39	
Forest View	5.00	10,376,440	51,882.28	
Park Forest	14.437	8,689,590	125,451.64	
Red Rock Vly Est	18.574	2,217,490	41,187.68	
SE Col. Water Cons	0.940	5,154,597,680	4,845,322.61	
Security	5.955	110,891,980	660,362.00	
Stratmoor Hills	1.974	34,274,670	67,658.26	
Turkey Cn Rch	9.50	2,000,350	19,003.33	
Up Big Sandy GW	0.532	13,238,380	7,042.83	
Up Blk Squirell GW	1.082	243,428,780	263,390.15	
Up Ark Water Cons	0.478	6,486,050	3,100.33	
<b>Total:</b>		<b>\$5,592,956,180</b>	<b>\$6,087,778.50</b>	
<b>SANITATION &amp; WATER DISTRICTS:</b>				
Academy	2.937	7,354,490	21,600.14	
Donala Area A	21.296	70,327,760	1,497,699.89	
Donala Area B	10.648	272,500	2,901.57	
Garden Valley	9.055	3,480,400	31,514.94	
Garden Valley #2	5.736	386,500	2,216.97	
Westmoor	41.288	47,520	1,962.00	
<b>Total:</b>		<b>\$81,869,170</b>	<b>\$1,557,895.51</b>	
<b>SPECIAL DISTRICTS:</b>				
Barnes & Pow N BID	47.00	6,451,580	303,224.25	
Barnes & Pow S BID	21.00	4,399,000	92,378.99	
Briargate SIMD	4.409	170,206,460	750,440.28	
Briargate Center BID	45.00	7,909,780	355,939.64	
CS Briargate GID	12.00	72,252,970	867,035.77	
CO Ave Gtwy SIMD	1.009	2,661,120	2,685.07	
CS DDA	5.00	159,913,620	799,567.98	
CS Spg Creek GID	20.00	14,140,020	282,800.15	
EPC PID #2	10.00	4,474,760	44,747.62	
EPC Pion Vlg Rds PID	21.00	1,426,010	29,946.22	
EPC Strat Vly SL PID	3.30	6,138,480	20,257.00	
First & Main BID	51.00	3,233,080	164,887.08	
First & Main BID #2	51.00	8,701,060	443,754.57	
First & Main N BID	40.00	4,137,400	165,496.02	
Fountain GID #1	12.00	1,304,940	15,659.08	
Fountain GID #2	10.00	829,430	8,294.29	
Greater DwnTown BID	5.00	108,020,090	540,100.35	
Heritage SIMD	4.940	11,998,630	59,273.22	
Interquest N BID	51.00	13,366,930	681,713.40	
Interquest S BID	1.00	15,562,210	15,562.21	
Mktplc at Aus Blfs GID	50.00	4,481,260	224,063.47	
Norwood SIMD	3.935	153,774,600	605,103.29	
Old CO City	13.416	6,672,280	89,515.33	
Powers & Wdmn BID	26.00	10,526,290	273,683.51	
Stetson Hills SIMD	3.858	65,892,610	254,213.72	
Woodstone SIMD	3.615	4,465,980	16,144.52	
<b>Total:</b>		<b>\$862,940,590</b>	<b>\$7,106,487.03</b>	

**2014 MILL LEVIES, ASSESSED VALUES AND REVENUE**

<b>METROPOLITAN DISTRICTS:</b>			
4-Way Ranch #1	45.00	1,193,410	53,703.50
Allison Valley #2	40.00	64,600	2,583.92
Ban. Lewis Rch #2	50.00	15,464,690	773,234.49
Ban. Lewis Rch #3	50.00	1,090	54.50
Ban. Lws Rch Reg	10.00	19,668,730	196,687.14
Bent Grass	30.00	803,030	24,090.90
Bobcat Meadows	11.430	2,321,450	26,534.16
Bradley Hgts #2	40.00	7,970	318.80
Bradley Hgts #3	40.00	29,090	1,164.00
Cascade #2	20.00	141,640	2,832.80
Cathedral Pines	36.5	10,602,500	386,991.43
Cen Marksheffel	30.00	23,638,240	709,147.60
College Creek	40.00	154,510	6,180.35
CO Crossing #2	40.00	238,440	9,537.59
CO Crossing #3	40.00	1,801,430	72,057.20
CO Cen. Den Own	100.00	948,640	94,864.92
Colorado Centre	25.00	17,233,190	430,829.97
Constitution Hgts	25.00	7,625,260	190,631.56
Copper Ridge	22.00	9,409,810	207,015.82
Countryside South	30.00	22,680	680.40
Crescent Canyon	35.00	16,680	583.80
Cross Creek	10.727	29,404,890	315,426.18
Crystal Park	4.192	6,519,770	27,330.87
Cuchares Ranch	45.00	5,347,590	240,641.56
Cumberland Grn	50.00	6,009,270	300,462.44
Dublin North #2	40.00	2,524,150	100,965.71
Eldorado Village	35.00	364,350	12,752.10
Ellicott Town Cen	60.00	49,760	2,985.61
Falcon Highlands	35.00	17,600,650	616,022.83
Flying Horse #2	35.00	30,114,580	1,054,009.80
Flying Horse #3	35.00	9,083,110	317,908.83
Fountain Mutual	11.355	12,273,940	139,370.58
Glen #1	30.00	7,730,540	231,916.28
Glen #2	30.00	862,310	25,869.37
Gold Hill Mesa #2	35.00	5,363,390	187,718.95
Gold Hill Mesa #3	35.00	104,260	3,649.09
Lk of the Rockies	50.00	55,100	2,755.35
Latigo Creek	5.00	398,150	1,990.75
Lorson Ranch #1	20.00	27,810	556.20
Lorson Ranch #2	70.00	13,319,210	932,344.37
Lorson Ranch #3	70.00	1,414,110	98,987.30
Lorson Ranch #4	20.00	89,690	1,793.80
Lorson Ranch #5	20.00	19,430	388.60
Lorson Ranch #6	20.00	249,410	4,988.20
Lorson Ranch #7	20.00	72,070	1,441.40
Lowell	48.940	4,080,970	199,721.98
Manitou Springs	0.440	7,811,640	3,437.12
Meridian Ranch	25.00	34,244,600	856,115.34
Mesa Ridge #2	43.00	6,062,500	260,687.60
Misty Acres	30.00	1,479,230	44,377.02
Morningview	40.00	560,680	22,427.19
Norris Ranch #1	50.00	99,380	4,968.12
Norris Ranch #2	50.00	22,630	1,131.50

**2014 MILL LEVIES, ASSESSED VALUES AND REVENUE**

Paintbrush Hills	22.107	14,886,810	329,102.70
Pinon Pines #1	44.097	373,340	16,463.55
Pinon Pines #2	44.097	254,890	11,239.89
Pinon Pines #3	44.097	227,600	10,036.47
Powers	25.00	3,368,890	84,222.25
Sterling Rch #2	60.00	95,100	5,706.00
Sterling Rch #3	60.00	27,610	1,656.60
Stet .Ridge #2	24.472	29,518,420	722,375.07
Stet. Ridge #3	35.00	1,929,420	67,529.50
Triview	35.00	59,567,590	2,084,866.93
Triview #2	14.170	3,888,240	55,096.49
Triview #3	11.880	53,930	640.69
Triview #4	15.490	463,700	7,182.72
Up Ctwd Crk	22.990	18,786,750	431,907.52
Up Ctwd Crk #2	40.00	10,798,370	431,934.95
Up Ctnwd Crk #3	10.00	11,600	116.00
Up Ctnwd Crk #4	10.00	11,670	116.70
Up Ctnwd Crk #5	10.00	770	7.70
Ventana	40.00	222,640	8,905.60
Village Center	35.00	5,059,130	177,069.71
Waterview I	40.00	7,850,310	314,012.56
Waterview II	5.00	2,800	14.00
Wildwood Ridge	40.00	1,030,730	41,229.22
Willow Spgs Rch	40.00	180,340	7,213.60
Wdmn Hgts #2	42.00	19,797,840	831,510.15
Wdmn Hgts #3	42.00	1,671,290	70,194.17
Woodmen Road	10.80	110,873,320	1,197,432.15
<b>Total:</b>		<b>\$605,699,350</b>	<b>\$16,112,649.78</b>
<b>SCHOOL DISTRICTS:</b>			
Air Academy 20	60.216	1,342,656,590	80,849,409.99
Big Sandy 100J	40.379	3,736,680	150,883.75
RJ-1 Calhan	27.193	20,095,230	546,449.37
Chey. Mtn 12	53	364,468,990	19,316,860.99
Colo. Springs 11	43.165	2,357,506,580	101,761,781.98
Edison 54	37.34	2,079,280	77,640.90
Ellicott 22	37.126	28,336,200	1,052,011.72
Falcon 49	45.796	689,724,560	31,586,635.64
Fremt/Florence 39	29.251	6,493,230	189,933.37
Ftn./Ft.Carson 8	24.775	134,039,910	3,320,840.95
Hanover 28	27.759	37,795,840	1,049,175.03
Harrison 2	36.997	542,923,980	20,086,563.02
Lewis Palmer 38	49.677	427,998,390	21,261,695.70
Manitou Spgs. 14	47.555	109,852,470	5,224,034.46
Miami/Yoder 60	41.926	12,452,920	522,105.80
Peyton 23	30.919	36,971,850	1,143,133.35
Widefield 3	47.004	322,852,730	15,175,371.10
<b>Total:</b>		<b>\$6,439,985,430</b>	<b>\$303,314,527.12</b>
<b>MISCELLANEOUS DISTRICTS:</b>			
Regional Library	4.00	6,117,132,700	24,468,536.18
<b>Total:</b>		<b>\$6,117,132,700</b>	<b>\$24,468,536.18</b>