

# ABSTRACT OF ASSESSMENT

## TAX YEAR 2015



**Steve Schleiker**  
El Paso County Assessor

El Paso County Assessor's Office  
Citizen's Service Center  
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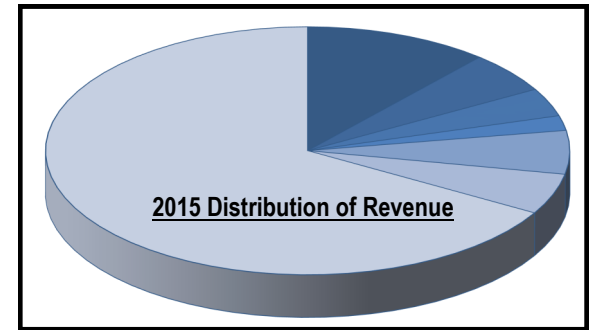
### BOARD OF COUNTY COMMISSIONERS:

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

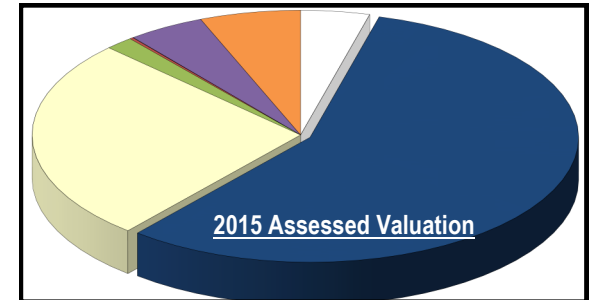


CLASSIFICATION OF REAL & PERSONAL PROPERTY	
<b>Number of Taxable Schedules</b>	
Personal Property	21,240
Real Property	247,576
<b>Total:</b>	<b>268,816</b>
<b>100-500 Vacant Land Assessed Value</b>	
Residential Unimproved Land	132,972,390
Commercial Unimproved Land	79,517,810
Industrial Unimproved Land	13,356,170
Other Unimproved Land	58,553,090
Miscellaneous Non- Res Structures	48,770
<b>Total:</b>	<b>\$284,448,230</b>
<b>1000 Residential Assessed Value</b>	
Single Family Residences	3,534,710,640
Multiple Family Residences	257,177,760
Condominiums	81,778,760
Mobile Homes	18,673,080
Res Not Integral to Agricultural Operation	413,140
Residential Personal Property	3,474,060
Farm / Ranch (Residential)	9,893,900
Farm / Ranch (Mobile Homes)	295,740
<b>Total:</b>	<b>\$3,906,417,080</b>
<b>2000 Commercial Assessed Value</b>	
Possessory Interest	1,874,620
Merchandising	487,319,190
Lodging	102,937,040
Offices	353,265,150
Recreation	46,814,580
Special Purpose	434,244,350
Warehouse / Storage	311,341,940
Commercial Condominiums	57,123,440
Part. Exempt Prop. (Taxable Portion)	1,456,200
Commercial Personal Property	284,309,310
<b>Total:</b>	<b>\$2,080,685,820</b>
<b>3000 Industrial Assessed Value</b>	
Industrial Real Property	107,976,310
Industrial Condominiums	9,378,680
Industrial Personal Property	125,146,410
<b>Total:</b>	<b>\$242,501,400</b>

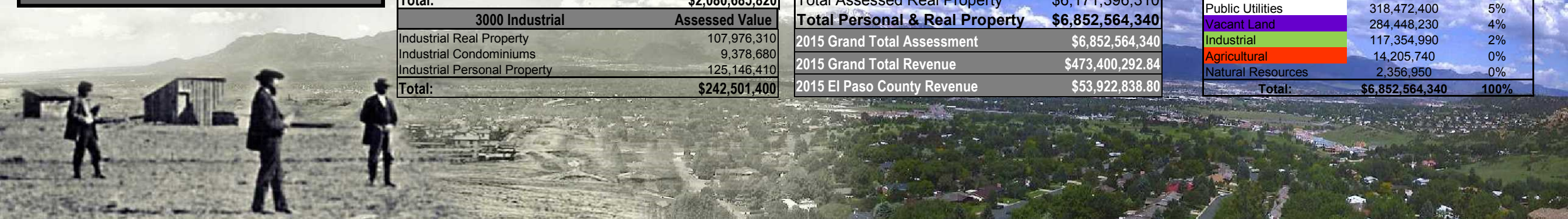
CLASSIFICATION OF REAL & PERSONAL PROPERTY		
<b>4000 Agricultural</b>	<b># Acres</b>	<b>Assessed Value</b>
Possessory Interest.		95,580
Sprinkler Irrigated Land	6,040	405,580
Irrigated Land	1,608	99,470
Dry Farm Land	28,796	316,670
Meadow Hay Land	2,558	72,790
Grazing Land	521,281	4,653,250
Farm/Ranch (Waste Land)	892	1,780
Forest Land	2,177	27,400
Farm/Ranch (Other)	529	3,147,650
Farm/Ranch (Support Build.)		5,385,570
<b>Total:</b>		<b>\$14,205,740</b>
<b>5000 Natural Resources</b>	<b># Acres</b>	<b>Assessed Value</b>
Earth or Stone Products	1,540	1,955,460
Non-Producing (Patented)	162	28,650
Severed Mineral Interest	186,471	372,840
Natural Res. Pers. Property		3,476,720
<b>Total:</b>		<b>\$5,833,670</b>
<b>7000 Oil &amp; Gas Assessed Value</b>		
Total Oil & Gas Property		0
<b>9000 Exempt Property Assessed Value</b>		
Tax-Exempt Property Value for 2015		\$1,675,329,490
<b>Assessed by Department of Local Affairs</b>		
Land Transportation		20,271,500
Private Car Line		1,996,400
Air Transportation		19,247,700
Power Companies		59,064,300
Communication Companies		188,417,600
Gas & Carrier Companies		29,474,900
Water Companies		0
<b>Total:</b>		<b>\$318,472,400</b>
Total Assessed Personal Property		\$681,168,030
Total Assessed Real Property		\$6,171,396,310
<b>Total Personal &amp; Real Property</b>		<b>\$6,852,564,340</b>
<b>2015 Grand Total Assessment</b>		<b>\$6,852,564,340</b>
<b>2015 Grand Total Revenue</b>		<b>\$473,400,292.84</b>
<b>2015 El Paso County Revenue</b>		<b>\$53,922,838.80</b>



-2015 DISTRIBUTION OF REVENUE-		
Entity	Revenue	Distribution
School Districts	315,453,480.66	67%
El Paso County	53,922,838.80	11%
Cities and Towns	25,435,339.03	5%
Metro & Special Dist.	26,849,550.01	6%
Library District	25,134,598.40	5%
Fire Districts	17,432,253.08	4%
Water & Sanitation	9,172,232.86	2%
<b>Total:</b>	<b>\$473,400,292.84</b>	<b>100%</b>



-2015 ASSESSED VALUATION-		
Property Classification	2015 Assessed Valuation	Percent Of Value
Residential	3,902,943,020	57%
Commercial	1,796,376,510	26%
Personal Property	416,406,500	6%
Public Utilities	318,472,400	5%
Vacant Land	284,448,230	4%
Industrial	117,354,990	2%
Agricultural	14,205,740	0%
Natural Resources	2,356,950	0%
<b>Total:</b>	<b>\$6,852,564,340</b>	<b>100%</b>



**2015 MILL LEVIES, ASSESSED VALUES AND REVENUE**

-COUNTY-			
Entity	Levy	Assessed Value	Revenue
El Paso County	7.869	\$6,852,564,340	\$53,922,838.80
-CITIES AND TOWNS-			
Calhan	17.563	5,522,700	96,995.20
Colo. Springs	4.279	4,985,581,710	21,333,305.79
Fountain	10.239	193,432,560	1,980,555.71
Green Mtn. Falls	17.588	8,226,300	144,684.20
Manitou Springs	12.246	63,855,650	781,976.39
Monument	6.255	122,327,670	765,160.17
Palmer Lake	11.238	28,806,140	323,723.55
Ramah	19.827	450,800	8,938.02
<b>Total:</b>		<b>\$5,408,203,530</b>	<b>\$25,435,339.03</b>
-FIRE DISTRICTS-			
Big Sandy	8.000	3,953,870	31,631.12
Black Forest	10.237	141,335,670	1,446,853.22
Black Forest (OPS)	1.022	49,850,360	50,947.09
Broadmoor	4.500	134,167,300	603,753.15
Calhan	6.061	19,679,460	119,277.23
Cascade	9.774	10,640,410	103,999.37
Cimarron Hills	15.286	124,750,120	1,906,930.89
Donald Wescott	7.000	290,426,660	2,032,986.88
Edison	9.000	2,186,730	19,680.63
Elbert	8.500	5,776,280	49,098.49
Ellicott	9.760	25,993,190	253,693.93
Falcon	8.612	321,445,960	2,768,293.96
Gr Mt Fls/Chp Pk	9.812	19,620,110	192,512.58
Hanover	7.000	43,016,040	301,112.67
Peyton	6.130	34,182,650	209,539.75
Security	10.002	206,673,380	2,067,147.55
S.W. Hwy.115	13.200	12,402,610	163,714.31
Stratmoor Hills	12.768	42,435,410	541,815.24
Tri-County	3.000	13,934,930	41,804.90
Tri-Lakes/Mon.	11.500	384,390,690	4,420,498.93
Woodmen Valley	9.050	11,818,910	106,961.19
<b>Total:</b>		<b>\$1,898,680,740</b>	<b>\$17,432,253.08</b>
-SANITATION DISTRICTS-			
Fountain	6.040	144,222,810	871,105.36
Security	0.856	122,041,970	104,467.98
Stratmoor Hills	0.587	36,096,530	21,188.66
<b>Total:</b>		<b>\$302,361,310</b>	<b>\$996,762.00</b>
-WATER DISTRICTS-			
Ch Crk Met P&W	0.500	7,286,420	3,643.23
Forest View	5.000	11,085,490	55,427.51
Park Forest	14.437	8,900,780	128,500.52
Red Rk Vly Est	16.444	2,642,390	43,451.49
SE Col. Wtr Cons	0.941	5,503,892,280	5,179,163.14
Security	5.654	121,013,460	684,210.32
Stratmoor Hills	2.086	37,773,670	78,795.88
Turkey Cn Rch	9.500	2,040,690	19,386.58
Up Bg Sandy GW	0.532	14,647,630	7,792.54
Up Blk Sqrll GW	1.057	264,022,550	279,071.99
Up Ark Wtr Cons	0.471	6,424,050	3,025.69
<b>Total:</b>		<b>\$5,979,729,410</b>	<b>\$6,482,468.89</b>

**2015 MILL LEVIES, ASSESSED VALUES AND REVENUE**

-SANITATION AND WATER DISTRICTS-			
Entity	Levy	Assessed Value	Revenue
Academy	2.937	7,789,900	22,878.93
Donala Area A	21.296	76,369,880	1,626,372.85
Donala Area B	10.648	277,560	2,955.46
Garden Valley	9.695	3,765,500	36,506.68
Garden Vly #2	5.816	381,370	2,218.04
Westmoor	34.943	59,240	2,070.01
<b>Total:</b>		<b>\$88,643,450</b>	<b>\$1,693,001.97</b>
-SPECIAL DISTRICTS-			
Barnes & Pow N BID	50.000	6,611,630	330,581.56
Barnes & Pow S BID	21.000	4,459,030	93,639.63
Briargate SIMD	4.409	186,022,870	820,175.03
Briargate Center BID	45.000	10,594,010	476,730.44
CS Briargate GID	12.000	83,382,090	1,000,585.27
Co Ave Gtway SIMD	1.009	2,956,710	2,983.32
CS DDA	5.000	158,043,710	790,218.49
CS Spring Creek GID	20.000	15,320,390	306,407.97
EPC PID #2	10.000	9,616,220	96,162.36
EPC Pio Vlg Rds PID	21.000	1,538,590	32,310.44
EPC Stmor Vly SL PID	3.300	6,920,900	22,838.93
First and Main BID	51.000	3,260,570	166,289.06
First & Main BID #2	51.000	10,391,320	529,957.34
First & Main North BID	40.000	4,091,470	163,658.40
Fountain GID #1	12.000	3,225,850	38,709.98
Fountain GID #2	10.000	1,517,050	15,170.49
Greater Downtown BID	5.000	102,583,230	512,916.07
Heritage SIMD	4.940	12,891,750	63,685.27
Interquest North BID	51.000	13,569,270	692,032.77
Interquest South BID	1.000	18,950,660	18,950.66
Mktplc at Aus Blfs GID	50.000	4,706,100	235,305.00
Norwood SIMD	3.935	167,942,190	660,852.44
Old Co Cty Sec & Maint	13.416	6,573,930	88,195.86
Pow & Wdmn BID	29.261	10,287,740	301,029.61
Stetson Hills SIMD	3.858	71,390,210	275,423.40
Woodstone SIMD	3.615	4,792,670	17,325.51
<b>Total:</b>		<b>\$921,640,160</b>	<b>\$7,752,135.30</b>
-METROPOLITAN DISTRICTS-			
4-Way Ranch #1	45.000	1,472,370	66,256.71
Allison Valley #2	40.000	497,820	19,912.68
Ban Lewis Ranch #2	50.000	19,249,140	962,457.18
Ban Lewis Ranch #3	50.000	2,066,940	103,347.67
Ban Lewis Ranch Reg	10.000	24,733,390	247,334.08
Bent Grass	35.000	1,555,450	54,440.58
Bobcat Meadows	11.430	2,526,550	28,878.47
Bradley Heights #2	40.000	26,110	1,044.40
Bradley Heights #3	40.000	240	9.60
Canyon Creek #1	40.000	141,410	5,656.40
Canyon Creek #2	40.000	10,160	406.40
Canyon Creek #3	40.000	331,990	13,279.60
Cascade #2	25.000	142,240	3,556.00
Cathedral Pines	36.500	10,755,230	392,565.98
Central Marksheffel	30.000	24,260,500	727,815.08
College Creek	40.000	154,400	6,175.98

**2015 MILL LEVIES, ASSESSED VALUES AND REVENUE**

-METROPOLITAN DISTRICTS CONTINUED-			
Entity	Levy	Assessed Value	Revenue
Co Cntre Dev Owned	100.000	657,200	65,720.02
Colorado Centre	25.000	18,580,090	464,502.21
Constitution Heights	25.000	8,435,940	210,898.40
Copper Ridge	22.000	14,442,800	317,741.81
Countryside South	30.000	29,220	876.60
Crescent Canyon	35.000	20,460	716.08
Cross Creek	10.727	31,050,070	333,074.14
Crystal Park	4.192	6,847,880	28,706.32
Cuchares Ranch	45.000	6,283,140	282,741.29
Cumberland Green	50.000	7,707,710	385,384.92
Dublin North #2	40.000	4,135,430	165,416.97
Eldorado Village	35.000	391,200	13,691.95
Ellicott Town Center	60.000	52,740	3,164.38
Falcon Highlands	35.000	18,365,360	642,787.95
Flying Horse #2	35.000	39,090,340	1,368,162.35
Flying Horse #3	35.000	11,694,220	409,297.78
Fountain Mutual	11.355	13,198,560	149,869.61
Glen #1	50.000	8,118,770	405,938.57
Glen #2	40.000	1,810,190	72,407.72
Gold Hill Mesa #2	35.000	6,748,940	236,212.54
Gold Hill Mesa #3	35.000	104,120	3,644.18
Lake of the Rockies	50.000	127,970	6,398.81
Latigo Creek	5.000	527,670	2,638.34
Lorson Ranch #1	20.000	26,830	536.60
Lorson Ranch #2	70.000	15,165,960	1,061,617.05
Lorson Ranch #3	70.000	2,476,340	173,344.49
Lorson Ranch #4	20.000	64,220	1,284.40
Lorson Ranch #5	20.000	87,260	1,745.20
Lorson Ranch #6	20.000	75,120	1,502.40
Lorson Ranch #7	20.000	91,890	1,837.80
Lowell	48.940	4,228,590	206,947.24
Manitou Springs	0.440	7,896,090	3,474.28
Meridian Ranch	25.000	40,482,280	1,012,056.52
Mesa Ridge #2	50.000	6,919,520	345,975.89
Misty Acres	30.000	2,152,640	64,579.41
Morningview	40.000	1,007,280	40,291.12
Norris Ranch #1	50.000	99,400	4,969.06
Norris Ranch #2	50.000	22,630	1,131.50
Paintbrush Hills	22.107	16,488,770	364,517.32
Pinon Pines #1	44.097	307,280	13,550.78
Pinon Pines #2	44.097	104,190	4,594.48
Pinon Pines #3	44.097	46,690	2,058.88
Powers	25.000	3,346,470	83,661.75
Sterling Ranch #1	50.000	10	0.50
Sterling Ranch #2	50.000	113,290	5,664.50
Sterling Ranch #3	50.000	20,230	1,011.50
Stetson Ridge #2	24.472	32,603,020	797,861.13
Stetson Ridge #3	35.000	3,943,970	138,039.13
Triview	35.000	67,563,420	2,364,721.79
Triview #2	14.170	7,138,020	101,145.83
Triview #3	11.880	55,440	658.63
Triview #4	15.490	563,830	8,733.83

**2015 MILL LEVIES, ASSESSED VALUES AND REVENUE**

-METROPOLITAN DISTRICTS CONTINUED-			
Entity	Levy	Assessed Value	Revenue
Up Ctnwd Crk	22.990	19,654,990	451,868.40
Up Ctnwd Crk #2	40.000	14,241,920	569,676.97
Up Ctnwd Crk #3	10.000	10,560	105.60
Up Ctnwd Crk #4	40.000	12,040	481.60
Up Ctnwd Crk #5	10.000	1,300	13.00
Ventana	40.000	299,950	11,997.85
Village Center	35.000	4,733,610	165,676.23
Walden #2	30.000	153,460	4,603.87
Waterview I	40.000	10,196,160	407,846.28
Wildgras at Rckrimn	40.000	256,130	10,245.20
Wildwood Ridge	40.000	1,150,200	46,008.01
Willow Spgs Rch	40.000	156,370	6,254.79
Wdmn Heights #2	42.000	23,351,820	980,776.98
Wdmn Heights #3	42.000	1,706,300	71,664.61
Wdmn Road	10.800	125,884,470	1,359,552.56
<b>Total:</b>		<b>\$701,243,920</b>	<b>\$19,097,414.71</b>
-SCHOOL DISTRICTS-			
Air Academy 20	60.216	1,445,478,320	87,040,932.75
Big Sandy 100J	38.860	3,953,870	153,648.16
RJ-1 Calhan	27.091	22,506,360	609,719.87
Chey. Mtn 12	53.000	387,164,780	20,519,737.62
Colo. Springs 11	40.803	2,496,414,280	101,861,198.05
Edison 54	40.834	2,186,730	89,293.18
Ellicott 22	37.001	29,704,040	1,099,080.62
Falcon 49	44.635	751,972,470	33,564,298.91
Fmrt/Florence 39	28.908	6,431,650	185,926.25
Ftn./Ft. Carson 8	25.195	142,607,110	3,592,985.85
Hanover 28	35.112	35,513,590	1,246,953.96
Harrison 2	36.414	565,218,780	20,581,875.37
Lewis Palmer 38	46.501	457,567,400	21,277,364.57
Mani Spgs. 14	52.000	116,883,750	6,077,955.95
Miami/Yoder 60	28.504	13,934,580	397,193.27
Peyton 23	30.419	39,079,750	1,188,767.84
Widefield 3	47.527	335,946,880	15,966,548.44
<b>Total:</b>		<b>\$6,852,564,340</b>	<b>\$315,453,480.66</b>
-MISCELLANEOUS DISTRICTS-			
Regional Library	3.857	\$6,516,617,460	\$25,134,598.40
<b>TOTAL REVENUE:</b>			<b>\$473,400,292.84</b>

*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 2015, 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.**