

ABSTRACT OF ASSESSMENT

2002 Taxes Due January 1, 2003

**Classification of
Real & Personal Property**

Number of Taxable Schedules:	
Personal Property	22,068
Real Property	203,022
TOTAL TAXABLE SCHEDULES:	225,090

100 – 500 VACANT LAND

	<u>Assd. Value</u>
Residential Unimproved Land	153,929,230
Commercial Unimproved Land	66,831,420
Industrial Unimproved Land	11,834,730
Other Unimproved Land	52,844,310
Minor Structures Vacant Land	39,580
TOTAL VACANT LAND	285,479,270

1000 RESIDENTIAL

Single Family Residences	2,140,812,580
Multiple Family Residences	211,810,370
Condominiums	136,918,320
Mobile Homes	27,472,560
Residential Personal Property	3,510,450
Farm / Ranch (Residential)	6,874,570
Farm / Ranch (Mobile Homes)	293,580
TOTAL RESIDENTIAL PROPERTY	2,527,692,430

2000 COMMERCIAL

Possessory Interest	3,136,240
Merchandising	350,939,060
Lodging	101,047,730
Offices	339,384,970
Recreation	33,207,090
Special Purpose	241,979,740
Warehouse / Storage	231,243,120
Part. Exempt Prop. (Taxable Portion)	933,620
Multi-Use	151,480
Commercial Personal Property	264,812,250
TOTAL COMMERCIAL PROPERTY	1,566,835,300

3000 INDUSTRIAL

Industrial Real Property	144,771,430
Industrial Personal Property	270,531,190
TOTAL INDUSTRIAL PROPERTY	415,302,620

4000 AGRICULTURAL

	<u># Acres</u>	<u>Assd. Value</u>
Possessory Interest	178,124	209,570
Sprinkler Irrigated Land	6,090	573,310
Irrigated Land	2,864	273,610
Dry Farm Land	31,333	378,470
Meadow Hay Land	1,399	27,310
Grazing Land	557,738	3,435,630
Farm / Ranch (Waste Land)	956	1,570
Forest Land	375	5,420
Farm / Ranch (Other)	639	1,602,370
Farm / Ranch (Support Buildings)		4,723,350

TOTAL AGRICULTURAL PROPERTY 11,230,610

5000 NATURAL RESOURCES

Earth or Stone Products	2239	2,430,940
Non-Producing (Patented)	162	24,080
Severed Mineral Interest	194,394	386,520
Natural Resources Personal Property		2,515,270

TOTAL NATURAL RESOURCES PROPERTY 5,356,810

Tax-Exempt Property Value 1,195,377,570
Total for 2002

**Assessed by Property Tax
Administrator
Department of Local Affairs**

Land Transportation	7,837,500
Private Car Line	822,400
Air Transportation	13,958,300
Power Companies	50,801,600
Communication Companies	168,436,600
Gas & Carrier Companies	10,937,100
Water Companies	58,600

TOTAL PUBLIC UTILITIES 252,852,100

TOTAL ASSESSED PERSONAL PROP. 781,749,150

TOTAL ASSESSED REAL PROPERTY 4,282,999,990

Total Assessment by Assessor 5,064,749,140
Real & Personal Property

**ASSESSMENT FOR 2002
GRAND TOTAL: \$5,064,749,140.00**

**REVENUE FOR 2002
GRAND TOTAL: \$324,696,437.15**

2002 MILL LEVY

	<u>Entity</u>	<u>Levy</u>	<u>Assd. Value</u>	<u>Revenue</u>
El Paso County	7.880	5,064,749,140	39,910,230.53	
CITIES & TOWNS				
Calhan	17.307	4,991,980	86,396.28	
Colo. Springs	5.032	3,875,111,060	19,499,562.02	
Fountain	10.239	104,169,140	1,066,588.45	
Gr. Mtn. Falls	14.588	6,908,320	100,778.80	
Manitou Spgs.	18.277	47,317,920	864,829.42	
Monument	6.469	45,903,590	296,949.85	
Palmer Lake	20.038	20,074,200	402,247.06	
Ramah	19.827	431,820	8,561.71	
FIRE DISTRICTS				
Black Forest	8.283	71,068,910	588,663.79	
Broadmoor	4.500	96,691,580	435,067.47	
Calhan	7.655	14,600,390	111,766.20	
Cascade	5.487	8,153,420	44,737.82	
Cimarron Hills	7.599	99,911,650	759,229.01	
Don. Wescott	1.944	257,146,370	499,892.59	
Elbert	4.575	3,734,520	17,085.42	
Ellicott	3.721	18,130,030	67,461.74	
Falcon	5.712	117,180,040	669,332.05	
Gr Mt Fl/Ch Pk	6.300	15,171,620	95,581.31	
Hanover	4.720	53,433,070	252,204.28	
Peyton	2.085	21,304,800	44,420.55	
Security	5.416	145,400,710	787,490.14	
S.W. Hwy. 115	7.200	9,960,370	71,714.62	
Strat. Hills	10.797	40,385,500	436,042.34	
Tri-County	1.899	11,514,030	21,865.07	
Tri-Lakes	7.000	119,593,132	837,151.87	
Wdmr.-Mnmnt.	9.921	98,246,550	974,704.98	
Woodmen Vly	6.793	8,945,850	60,769.19	
SANITATION DISTRICTS				
Fountain	4.999	77,367,690	386,761.48	
Monument	4.090	28,182,500	115,266.29	
Security	0.960	96,626,870	92,761.82	
Strat. Hills	0.664	33,508,480	22,249.61	
WATER DISTRICTS				
Ch Crk Met P/R	3.677	5,958,140	21,908.09	
Park Forest	9.657	6,409,930	61,900.69	
Red Rk Vly Est	12.870	1,758,320	22,629.56	
SE Col Wtr Cons	0.897	4,224,907,470	3,789,742.61	
Security	6.354	95,272,300	605,360.29	
Stratmoor Hills	2.456	34,767,280	85,388.44	
Turkey Cn Rch	6.317	1,544,660	9,757.63	
Up Bg Sndy GW	0.532	10,165,810	5,408.20	
Up Blk Sqrll GW	0.748	117,880,470	88,174.55	
SANITATION & WATER DISTRICTS				
Academy	26.960	6,543,500	176,412.79	
Donala	16.296	51,820,357	844,464.67	
Garden Vly.	3.174	4,595,420	14,585.83	
Westmoor	17.200	60,000	1,032.01	
Woodmoor	9.500	80,158,530	761,507.00	

2002 MILL LEVY (continued)

	<u>Entity</u>	<u>Levy</u>	<u>Assd. Value</u>	<u>Revenue</u>
SPECIAL DISTRICTS				
Briargate	4.409	145,032,130	639,446.77	
Colo Ave Gtway	1.009	2,601,220	2,624.64	
Countryside Sp.	4.940	9,305,020	45,967.04	
CS Ctnwd Gen.	8.000	76,954,120	615,632.81	
CS Springs Crk.	60.000	4,736,650	284,199.00	
Heritage Sp. Imp.	4.940	6,356,990	31,403.55	
Norwood Spec.	3.935	106,046,940	417,294.66	
Old Colo. City	13.416	5,811,320	77,964.65	
Stetson Hills Sp.	3.858	35,923,460	138,592.52	
Woodstone Sp.	3.615	3,980,950	14,391.13	
Greater Downtown	5.000	92,018,200	460,091.22	
Briargate Ctr. Bus.	20.000	736,970	14,739.40	
METROPOLITAN DISTRICTS				
Bobcat Mdws.	10.000	1,976,990	19,769.76	
CC Dev Owned	100.000	617,140	61,714.00	
Colorado Centre	20.000	11,516,170	230,323.35	
Crystal Park	4.192	3,444,330	14,438.63	
Falcon Reg Trans	25.000	111,560	2,788.31	
Forest Lake	40.000	191,260	7,650.40	
Fountain Mutual	10.000	5,398,040	53,980.60	
Manitou Springs	2.068	5,931,070	12,265.45	
Meridian Ranch	25.000	288,760	7,218.38	
Meridian Service	25.000	150,580	3,764.46	
Metex	19.510	153,174,940	2,988,443.24	
Paintbrush Hills	27.311	7,589,850	207,286.28	
Stetson Ridge #2	20.000	651,570	13,031.28	
Sunset	35.000	69,650	2,437.75	
Triview	25.000	14,211,700	355,292.51	
Wdmn Rd Metro	10.000	494,210	4,941.57	
Lowell	42.580	1,192,490	50,776.24	
MISCELLANEOUS DISTRICTS				
Regional Library	3.271	4,806,893,250	15,723,350.48	
SCHOOL DISTRICTS				
RJ-1 Calhan	41.970	16,482,250	691,761.17	
Harrison #2	38.519	532,099,890	20,495,961.12	
Widefield #3	49.917	210,537,970	10,509,423.39	
Ftn./Fl Carson #8	27.818	89,075,970	2,477,917.22	
Colo. Spgs. #11	39.812	2,225,883,250	88,616,879.71	
Chey. Mtn. #12	46.525	288,875,550	13,439,939.52	
Manitou Spgs. #14	49.709	87,497,230	4,349,401.01	
Air Academy #20	58.897	940,712,390	55,405,142.74	
Ellicott #22	49.429	21,664,990	1,070,878.04	
Peyton #23	32.587	24,323,810	792,640.89	
Hanover #28	26.013	52,480,430	1,365,175.08	
Lewis Palmer #38	47.937	279,147,790	13,381,511.59	
Frmt/Florence #39	24.686	5,506,630	135,936.71	
Falcon #49	46.424	274,881,510	12,761,096.74	
Edison #54	36.213	2,003,900	72,566.94	
Miami/Yoder #60	36.422	10,545,220	384,077.13	
Big Sandy #100J	42.131	3,030,360	127,671.95	

ABSTRACT OF ASSESSMENT FOR 2002

ASSESSED VALUATION

5,064,749,140

as returned by

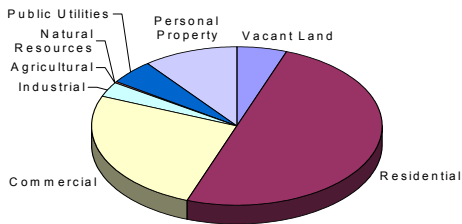
John M. Bass
County Assessor



Judith A. Steder, Chief Appraiser
El Paso County Office Building
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Colorado Springs, CO 80903

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PERCENT OF VALUATION FROM INDIVIDUAL PROPERTY CLASSIFICATIONS

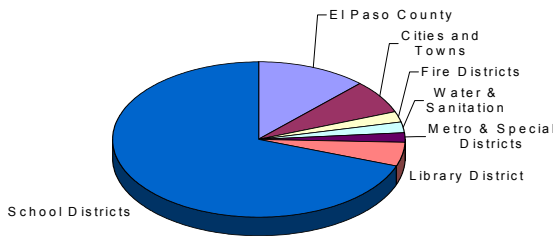


Property Classification	2002 Assessed Valuation	Percent of Value
Vacant Land	285,479,270	6%
Residential	2,524,181,980	49%
Commercial	1,302,023,050	26%
Industrial	144,771,430	3%
Agricultural	11,230,610	*
Natural Resources	2,841,540	*
Public Utilities	252,852,100	5%
Personal Property	541,369,160	11%

TOTAL 5,064,749,140 100%

*Comprises less than 1% of total assessed value.

DISTRIBUTION OF REVENUE



Entity	Revenue	Revenue Distribution
El Paso County	39,910,230.53	12%
Cities and Towns	22,325,913.59	7%
Fire Districts	6,775,180.44	2%
Water & Sanitation	7,105,311.56	2%
Metro & Special Districts	6,778,469.60	2%
Library Districts	15,723,350.48	5%
School Districts	226,077,980.95	70%
TOTAL	324,696,437.15	100%

IMPORTANT INFORMATION

The abstract is compiled and made available to you with the compliments of the **El Paso County Assessor's Office**. We believe you will find it accurate and informative, regarding El Paso County property valuation.

Courteous answers and helpful assistance will always be provided by the Assessor's Office to all questions and requests regarding the valuation of land, buildings, equipment, and fixtures. We encourage you to become knowledgeable about your assessments.

Important notices regarding valuation and taxes due are sent by mail to property owners each year. It is the responsibility of the property owner to provide the Assessor's Office with correct mailing addresses for these notices.

2002 EL PASO COUNTY ELECTED OFFICIALS

Commissioners

Tom Huffman, District 2
Chairman

Duncan Bremer, District 1

Chuck Brown, District 3

Jeri Howells, District 4

Ed Jones, District 5

County Clerk & Recorder

J. Patrick Kelly / Terry Sholdt

County Treasurer

Ken Kile

County Assessor

John M. Bass

GENERAL INFORMATION

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.

The percent of actual value of all residential property is determined by the state Legislature. For 2002, it is set at 9.15%. 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.

- ✓ **The Assessor's Office does not set any tax levy or establish any mill rate.**
- ✓ **All School property tax is established and levied by the District School Boards.**
- ✓ **All County property tax is established and levied by the County Commissioners.**
- ✓ **All City and Town property tax is established and levied by City and Town Councils.**
- ✓ **All Water, Sanitation, Fire Protection, Special Improvement, Metropolitan and Miscellaneous District property taxes are established and levied by their respective boards.**

YEAR	ASSESSED VALUATION	COUNTY REVENUE
1950	72,667,820	667,240.14
1960	208,791,940	2,505,503.28
1970	422,084,090	7,935,180.99
1980	1,073,836,680	18,235,896.05
1990	2,892,074,040	31,813,082.01
1991	2,473,437,700	29,681,385.04
1992	2,482,558,310	29,790,825.03
1993	2,335,113,500	28,044,934.84
1994	2,421,036,250	29,052,575.65
1995	2,743,302,890	31,287,520.59
1996	2,888,530,570	32,943,834.14
1997	3,565,003,700	33,618,124.51
1998	3,683,646,060	34,736,980.97
1999	4,143,072,830	34,549,216.26
2000	4,270,330,190	35,610,433.99
2001	4,820,730,590	37,703,071.50
2002	5,064,749,140	39,910,230.53