

ABSTRACT OF ASSESSMENT

2003 Taxes Due January 1, 2004

**Classification of
Real & Personal Property**

Number of Taxable Schedules:	
Personal Property	25,480
Real Property	212,257

TOTAL TAXABLE SCHEDULES: 237,737

100 – 500 VACANT LAND

	<u>Assd. Value</u>
Residential Unimproved Land	162,539,820
Commercial Unimproved Land	73,118,000
Industrial Unimproved Land	12,148,450
Other Unimproved Land	57,072,100
Minor Structures Vacant Land	42,940
TOTAL VACANT LAND	304,921,310

1000 RESIDENTIAL

Single Family Residences	2,049,638,830
Multiple Family Residences	193,651,010
Condominiums	142,515,690
Mobile Homes	22,896,620
Residential Personal Property	3,596,400
Farm / Ranch (Residential)	7,545,800
Farm / Ranch (Mobile Homes)	340,350
TOTAL RESIDENTIAL PROPERTY	2,420,184,700

2000 COMMERCIAL

Possessory Interest	3,995,560
Merchandising	361,576,800
Lodging	76,717,770
Offices	354,782,100
Recreation	32,679,780
Special Purpose	258,714,310
Warehouse / Storage	238,670,890
Part. Exempt Prop. (Taxable Portion)	1,117,430
Multi-Use	151,480
Commercial Personal Property	258,475,210
TOTAL COMMERCIAL PROPERTY	1,586,881,330

3000 INDUSTRIAL

Industrial Real Property	133,445,170
Industrial Personal Property	218,880,060
TOTAL INDUSTRIAL PROPERTY	352,325,230

4000 AGRICULTURAL

	<u># Acres</u>	<u>Assd. Value</u>
Possessory Interest		194,230
Sprinkler Irrigated Land	6,167	544,110
Irrigated Land	2,834	234,980
Dry Farm Land	30,955	352,220
Meadow Hay Land	1,677	32,720
Grazing Land	552,503	3,402,150
Farm / Ranch (Waste Land)	947	1,550
Forest Land	453	6,220
Farm / Ranch (Other)	623	2,564,130
Farm / Ranch (Support Buildings)		4,857,540

TOTAL AGRICULTURAL PROPERTY 12,189,850

5000 NATURAL RESOURCES

Earth or Stone Products	2,019	1,967,490
Non-Producing (Patented)	162	24,080
Severed Mineral Interest	193,951	385,640
Natural Resources Personal Property		2,797,640

TOTAL NATURAL RESOURCES PROPERTY 5,174,850

Tax-Exempt Property Value 1,177,685,410
Total for 2003

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

Land Transportation	8,377,900
Private Car Line	840,500
Air Transportation	20,237,700
Power Companies	49,776,100
Communication Companies	136,203,300
Gas & Carrier Companies	8,587,200
Water Companies	66,200

TOTAL PUBLIC UTILITIES 224,088,900

TOTAL ASSESSED PERSONAL PROP. 696,059,990

TOTAL ASSESSED REAL PROPERTY 4,209,706,180

Total Assessment by Assessor 4,905,766,170
Real & Personal Property

ASSESSMENT FOR 2003 \$4,905,766,170.00
GRAND TOTAL:

REVENUE FOR 2003 \$328,913,778.68
GRAND TOTAL:

2003 MILL LEVY

<u>Entity</u>	<u>Levy</u>	<u>Assd. Value</u>	<u>Revenue</u>
El Paso County	7.947	4,905,766,170	38,986,128.85
CITIES & TOWNS			
Calhan	17.563	4,728,700	83,050.19
Colo Springs	5.032	3,734,731,300	18,793,169.23
Fountain	10.239	102,875,460	1,053,341.08
Grn Mtn Falls	14.588	6,636,470	96,812.92
Manitou Spgs	17.368	44,594,630	774,519.99
Monument	6.454	50,149,580	323,665.14
Palmer Lake	21.536	19,460,570	419,102.84
Ramah	19.827	405,060	8,031.12
TOTAL REVENUE			21,551,692.51
FIRE DISTRICTS			
Black Forest	8.292	70,873,760	587,684.74
Broadmoor	4.500	91,993,600	413,971.50
Calhan	7.648	14,418,030	110,269.19
Cascade	6.181	7,683,390	47,491.09
Cimarron Hills	7.598	96,937,410	736,530.88
Dnld Wescott	7.000	128,543,950	899,807.89
Elbert	4.575	4,131,220	18,900.34
Ellicott	3.802	18,329,150	69,687.36
Falcon	5.712	128,956,520	736,600.47
Gr Mt Fl/Ch Pk	7.077	14,504,130	102,645.71
Hanover	4.720	49,092,100	231,714.71
Peyton	2.139	22,924,360	49,035.19
Security	5.879	140,273,430	824,667.34
SW Hwy 115	7.200	9,614,490	69,224.30
Strat Hills	10.842	36,599,390	396,810.62
Tri-County	3.000	11,687,320	35,061.96
Tri-Lakes	7.000	124,402,110	870,815.02
Wdmr-Mnmnt.	9.921	94,882,260	941,328.06
Woodmen Vly	6.793	7,501,550	50,958.03
TOTAL REVENUE			7,193,204.40
SANITATION DISTRICTS			
Fountain	5.254	77,445,840	406,900.07
Monument	3.950	29,076,110	114,850.77
Security	0.960	91,782,200	88,110.88
Strat Hills	0.665	29,945,250	19,913.58
TOTAL REVENUE			629,775.30
WATER DISTRICTS			
Ch Crk Met P/R	1.000	5,623,230	5,623.24
Park Forest	10.437	5,982,320	62,437.49
Red Rk Vly Est	15.300	1,560,360	23,873.53
SE Col Wtr Cons	0.947	4,069,730,770	3,854,035.41
Security	6.354	90,484,510	574,938.22
Stratmoor Hills	2.459	31,404,640	77,223.99
Turkey Cn Rch	7.533	1,650,420	12,432.63
Up Bg Sndy GW	0.532	9,937,390	5,286.68
Up Blk Sqrll GW	0.755	128,273,470	96,846.53
TOTAL REVENUE			4,712,697.72
SANITATION & WATER DISTRICTS			
Academy	32.198	5,795,000	186,587.14
Donala	16.296	49,695,320	809,835.41
Garden Vly	3.429	4,465,740	15,313.07
Westmoor	11.447	95,130	1,088.96
Woodmoor	9.500	77,257,390	733,946.42
TOTAL REVENUE			1,746,771.00

2003 MILL LEVY (continued)

<u>Entity</u>	<u>Levy</u>	<u>Assd. Value</u>	<u>Revenue</u>
SPECIAL DISTRICTS			
Briargate	4.409	139,067,170	613,147.29
Briargate Ctr Bus	20.000	1,289,700	25,794.00
City of CS Brgt	12.000	2,311,550	27,738.61
Colo Ave Gtway	1.009	2,657,960	2,681.89
Countryside Sp	4.940	10,541,180	52,073.30
CS Ctnwd Gen	8.000	80,878,040	647,024.23
CS Spring Crk	65.000	4,659,560	302,871.51
Grtr Downtown	5.000	89,651,480	448,257.94
Heritage Sp Imp	4.940	7,326,430	36,192.52
Norwood Spec	3.935	109,612,960	431,326.99
Old Colo City	13.416	5,932,190	79,586.23
Stetson Hills Sp	3.858	38,128,900	147,101.24
Woodstone Sp	3.615	3,537,160	12,786.84
TOTAL REVENUE			2,826,582.59
METROPOLITAN DISTRICTS			
Bobcat Mdws	10.000	2,110,080	21,100.86
CC Dev Owned	100.000	564,710	56,471.01
Colorado Centre	20.000	10,991,480	219,829.55
Cross Crk Metro	10.000	3,791,600	37,915.79
Crystal Park	4.192	3,400,830	14,256.23
Falc Hghlnds Metro	6.000	24,940	149.64
Forest Lake	40.000	211,630	8,465.20
Fountain Mutual	10.000	7,411,080	74,110.94
Lowell	48.940	1,487,300	72,788.40
Manitou Springs	2.068	5,511,910	11,398.64
Meridian Ranch	25.000	2,205,980	55,151.54
Meridian Service	25.000	651,490	16,287.38
Metex	15.152	191,675,320	2,904,263.83
Paintbrush Hills	24.773	8,308,940	205,837.38
Stetson Ridge #2	20.000	3,752,470	75,049.67
Triview	25.000	17,170,450	429,261.53
Up Ctnwd Ck Met	20.000	324,240	6,454.82
Wdmm Rd Metro	10.000	4,388,100	43,882.47
TOTAL REVENUE			4,252,704.88
MISCELLANEOUS DISTRICTS			
Regional Library	3.434	4,653,912,300	15,981,537.18
SCHOOL DISTRICTS			
Air Academy #20	60.216	915,102,190	55,103,793.14
Big Sandy #100J	40.727	2,995,160	121,984.12
Calhan #RJ-1	42.124	16,270,840	685,393.58
Chey Mtn #12	54.800	272,758,730	14,947,183.49
Colo Spgs #11	41.698	2,125,576,030	88,632,280.51
Edison #54	36.195	1,967,420	71,211.31
Ellicott #22	49.211	21,797,540	1,072,677.88
Falcon #49	44.575	315,635,430	14,069,455.17
Frmr/Florence #39	33.387	5,501,300	183,672.16
Ftn/Ft Carson #8	27.697	88,844,130	2,460,714.23
Hanover #28	21.717	47,906,580	1,042,387.87
Harrison #2	42.256	483,521,130	20,431,670.56
Lewis Palmer #38	55.181	281,092,320	15,510,963.05
Manitou Spgs #14	51.061	82,415,270	4,208,207.49
Miami/Yoder #60	35.829	10,716,660	383,967.62
Peyton #23	41.042	26,406,200	1,083,762.53
Widefield #3	53.196	207,259,240	11,025,359.52
TOTAL REVENUE			231,032,684.23

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 2003, it is set at 7.96%. 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
2003	4,905,766,170	38,986,120.85

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.

**2003
EL PASO COUNTY
ELECTED OFFICIALS**

Commissioners

- Chuck Brown, District 3
Chairman
- Wayne Williams, District 1
- Tom Huffman, District 2
- Jeri Howells, District 4
- Jim Bensberg, District 5

County Clerk & Recorder

Robert C. Balink

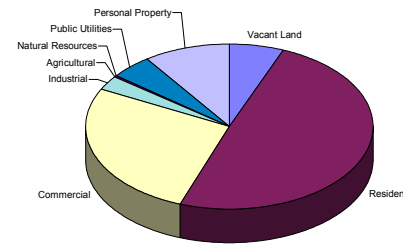
County Treasurer

Sandra Damron

County Assessor

John M. Bass

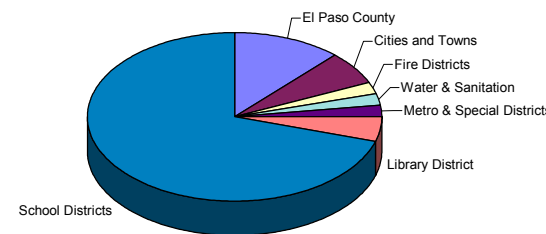
**PERCENT OF VALUATION FROM
INDIVIDUAL PROPERTY CLASSIFICATIONS**



Property Classification	2003 Assessed Valuation	Percent of Value
Vacant Land	304,921,310.00	6%
Residential	2,416,588,300.00	49%
Commercial	1,328,406,120.00	27%
Industrial	133,445,170.00	3%
Agricultural	12,189,850.00	*
Natural Resources	2,377,210.00	*
Public Utilities	224,088,900.00	5%
Personal Property	483,749,310.00	10%
TOTAL	4,905,766,170.00	100%

*Comprises less than 1% of total assessed value.

DISTRIBUTION OF REVENUE



Entity	Revenue	Revenue Distribution
El Paso County	38,986,128.85	12%
Cities and Towns	21,551,692.51	7%
Fire Districts	7,193,204.40	2%
Water & Sanitation	7,089,244.02	2%
Metro & Special Districts	7,079,287.47	2%
Library Districts	15,981,537.18	5%
School Districts	231,032,684.23	70%
TOTAL	328,913,778.68	100%

EL PASO COUNTY COLORADO

**ABSTRACT
OF
ASSESSMENT
FOR
2003**

ASSESSED VALUATION

4,905,766,170

as returned by

**John M. Bass
County Assessor**



Judith A. Steder, Chief Appraiser
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