

ABSTRACT OF ASSESSMENT

2004 Taxes Due January 1, 2005

**Classification of
Real & Personal Property**

Number of Taxable Schedules:	
Personal Property	27,235
Real Property	217,486

TOTAL TAXABLE SCHEDULES: 244,721

100 – 500 VACANT LAND

	<u>Assd. Value</u>
Residential Unimproved Land	151,038,380
Commercial Unimproved Land	66,613,440
Industrial Unimproved Land	9,695,940
Other Unimproved Land	53,828,070
Minor Structures Vacant Land	37,360

TOTAL VACANT LAND 281,213,190

1000 RESIDENTIAL

Single Family Residences	2,129,314,410
Multiple Family Residences	200,502,640
Condominiums	150,746,080
Mobile Homes	22,511,600
Residential Personal Property	3,225,710
Farm / Ranch (Residential)	8,455,230
Farm / Ranch (Mobile Homes)	376,070

TOTAL RESIDENTIAL PROPERTY 2,515,131,740

2000 COMMERCIAL

Possessory Interest	2,658,360
Merchandising	388,629,040
Lodging	75,682,640
Offices	361,427,850
Recreation	31,692,100
Special Purpose	269,488,070
Warehouse / Storage	241,280,380
Part. Exempt Prop. (Taxable Portion)	1,195,720
Multi-Use	-
Commercial Personal Property	252,735,320

TOTAL COMMERCIAL PROPERTY 1,624,789,480

3000 INDUSTRIAL

Industrial Real Property	129,296,980
Industrial Personal Property	196,060,020

TOTAL INDUSTRIAL PROPERTY 325,357,000

4000 AGRICULTURAL

	<u># Acres</u>	<u>Assd. Value</u>
Possessory Interest	71,410	71,410
Sprinkler Irrigated Land	6,237	550,190
Irrigated Land	2,824	235,800
Dry Farm Land	30,661	349,400
Meadow Hay Land	1,617	31,630
Grazing Land	552,754	3,402,510
Farm / Ranch (Waste Land)	947	1,550
Forest Land	453	6,280
Farm / Ranch (Other)	543	2,979,320
Farm / Ranch (Support Buildings)		6,085,620

TOTAL AGRICULTURAL PROPERTY 13,713,710

5000 NATURAL RESOURCES

Earth or Stone Products	1,147	2,677,820
Non-Producing (Patented)	162	24,080
Severed Mineral Interest	193,831	385,420
Nat. Resources Pers. Property	0	4,429,300

TOTAL NATURAL RESOURCES PROPERTY 7,516,620

Tax-Exempt Property Value 1,232,798,230
Total for 2004

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

Land Transportation	9,091,800
Private Car Line	977,800
Air Transportation	23,236,800
Power Companies	73,160,200
Communication Companies	124,324,600
Gas & Carrier Companies	17,391,200
Water Companies	69,800

TOTAL PUBLIC UTILITIES 248,252,200

TOTAL ASSESSED PERSONAL PROP. 692,245,040

TOTAL ASSESSED REAL PROPERTY 4,323,728,900

**Total Assessment by Assessor
Real & Personal Property 5,015,973,940**

**ASSESSMENT FOR 2004
GRAND TOTAL: \$5,015,973,940.00**

**REVENUE FOR 2004
GRAND TOTAL: \$ 337,837,715.81**

2004 MILL LEVY

Entity	Levy	Assd. Value	Revenue
El Paso County	8.012	5,015,973,940	40,187,988.53
TOTAL REVENUE			40,187,988.53
CITIES & TOWNS			
Calhan	17.563	4,770,440	83,783.36
Colo Springs	4.944	3,783,802,710	18,707,124.37
Fountain	10.239	105,522,100	1,080,438.66
Grn Mtn Falls	14.588	6,607,060	96,383.87
Manitou Spgs	17.836	44,616,840	795,785.86
Monument	6.408	54,771,670	350,976.61
Palmer Lake	21.753	19,742,620	429,462.50
Ramah	19.827	413,710	8,202.66
TOTAL REVENUE			21,552,157.89

FIRE DISTRICTS

Black Forest	8.189	72,068,640	590,169.92
Blk. Frst.(OPS)	3.224	1,060,070	3,417.66
Broadmoor	4.500	93,524,500	420,860.51
Calhan	7.641	14,618,290	111,698.61
Cascade	6.451	7,914,990	51,059.60
Cimarron Hills	9.870	99,021,640	977,343.27
Dnld Wescott	7.000	141,743,530	992,204.71
Elbert	4.575	3,926,410	17,963.35
Ellicott	4.511	19,320,660	87,155.52
Falcon	5.712	142,952,960	816,547.41
Gr Mt Fl/Ch Pk	7.482	14,564,090	108,968.57
Hanover	4.720	44,299,340	209,092.81
Peyton	2.241	24,414,500	54,712.90
Security	7.071	132,339,660	935,576.53
Security (2)	0.467	9,265,370	4,326.92
SW Hwy 115	7.200	9,860,150	70,992.96
Strat Hills	12.813	37,036,040	474,543.27
Tri-County	3.000	11,055,368	33,166.09
Tri-Lakes	7.000	137,755,120	964,286.11
Wdmr-Mnmnt.	9.921	95,395,280	946,417.39
Woodmen Vly	9.050	8,264,120	74,790.31
TOTAL REVENUE			7,945,294.42

SANITATION DISTRICTS

Fountain	3.714	80,059,380	297,340.01
Monument	3.500	30,810,730	107,838.19
Security	0.960	89,649,190	86,063.20
Strat Hills	0.666	29,754,480	19,816.51
TOTAL REVENUE			\$511,057.91

WATER DISTRICTS

Ch Crk Met P/R	1.000	5,649,510	5,649.51
Park Forest	10.437	6,005,080	62,675.00
Red Rk Vly Est	16.279	1,558,690	25,373.91
SE Col Wtr Cons	0.947	4,120,720,190	3,902,322.64
Security	6.354	88,752,390	563,932.57
Stratmoor Hills	2.463	31,145,920	76,712.50
Turkey Cn Rch	8.341	1,685,670	14,060.17
Up Bg Shdy GW	0.532	10,575,710	5,626.29
Up Blk Sqrll GW	0.755	140,675,880	106,210.34
TOTAL REVENUE			4,762,562.93

SANITATION & WATER DISTRICTS

Academy	30.911	5,845,200	180,681.00
Donala Area A	16.296	51,739,020	843,138.86
Donala Area B	8.148	28,960	235.97
Garden Vly	3.981	3,937,440	15,674.95
Westmoor	34.044	33,750	1,148.98
Woodmoor	9.500	76,608,830	727,784.68
TOTAL REVENUE			1,768,664.44

SPECIAL DISTRICTS

Brnrs/Pwrs N B ID	1.000	706,660	706.66
Brnrs/Pwrs S BID	1.000	398,300	398.30
Briargate	4.409	142,034,620	626,230.88

2004 MILL LEVY (Special Districts, continued)

Entity	Levy	Assd. Value	Revenue
Brgte Ctr BID	20.000	8,967,140	179,342.79
City of CS Brgte	12.000	7,553,800	90,645.60
Colo Ave Gtway	1.009	2,638,530	2,662.25
CS Ctnwd Gen	8.000	86,282,780	690,262.40
CS Springs Crk	49.500	6,750,890	334,169.45
1 st & Main N. BID	45.000	468,740	21,093.30
Grtr Dwtwn BID	5.000	88,053,410	440,267.15
Heritage Sp Imp	4.940	9,278,900	45,837.63
Norwood Spec	3.935	116,116,680	456,919.23
Old Colo City	13.416	5,938,430	79,669.96
Pwrs & Wdmn. BID	1.000	827,540	827.54
Stetson Hills Sp	3.858	41,571,470	160,382.75
Woodstone Sp	3.615	3,551,850	12,839.94
TOTAL REVENUE			3,142,255.83

METROPOLITAN DISTRICTS

Bobcat Mdws	10.000	2,236,070	22,360.70
CC Dev Owned	100.000	604,350	60,434.99
Cntrl. Marksheffel	40.000	2,196,380	87,855.46
Colorado Centre	20.000	10,973,920	219,478.35
Cross Crk Metro	10.000	5,421,510	54,214.09
Crystal Park	4.192	3,572,680	14,976.68
Falc Hghlnds Metro	35.000	26,550	929.25
Fountain Mutual	10.000	8,271,240	82,712.02
Glen No. 1	5.000	65,850	329.20
Glen No. 2	5.000	61,650	308.25
Glen No. 3	5.000	117,790	588.95
Lowell Metro	48.940	1,729,330	84,633.14
Manitou Springs	2.068	5,425,340	11,219.60
Meridian Ranch	25.000	4,085,110	102,128.33
Meridian Svc	25.000	12,180	304.50
Metex	14.020	225,960,000	3,167,959.75
Paintbrush Hills	24.773	9,226,600	228,570.37
Pinon Pines #1	41.000	25,040	1,026.63
Pinon Pines # 2	41.000	218,380	8,953.59
Pinon Pines # 3	41.000	119,700	4,907.69
Stetson Ridge #2	20.000	6,080,550	121,611.79
Triview	25.000	20,328,480	508,211.79
Up Ctnwd Ck Met	20.000	332,380	6,648.79
Wdmn Rd Metro	10.000	12,160,190	121,602.06
TOTAL REVENUE			4,911,965.37

MISCELLANEOUS DISTRICTS

Regional Library	3.495	4,759,814,860	16,635,555.62
TOTAL REVENUE			16,635,555.62

SCHOOL DISTRICTS

Air Academy #20	60.216	938,910,890	56,537,467.27
Big Sandy #100J	30.272	3,193,510	96,673.78
Calhan #RJ-1	40.980	17,139,180	702,365.15
Chey Mtn #12	54.800	278,325,450	15,252,237.03
Colo Spgs #11	42.094	2,110,459,800	88,837,713.18
Edison #54	36.278	2,128,000	77,198.81
Ellicott #22	48.476	23,343,300	1,131,590.39
Falcon #49	43.281	360,878,890	15,619,199.00
Frmt/Florence #39	34.190	5,716,090	195,433.17
Ftn/Ft Carson #8	21.568	118,060,840	2,546,333.07
Hanover #28	27.541	44,252,390	1,218,755.48
Harrison #2	43.256	490,285,520	21,207,792.43
Lewis Palmer #38	55.224	290,349,300	16,034,259.15
Manitou Spgs #14	51.226	82,483,240	4,225,286.52
Miami/Yoder #60	35.099	11,190,300	392,768.38
Peyton #23	39.399	27,715,000	1,091,943.68
Widefield #3	53.196	211,542,240	11,253,196.28
TOTAL REVENUE			236,420,212.77

ABSTRACT OF ASSESSMENT FOR 2004

ASSESSED VALUATION

5,015,973,940

as returned by

John M. Bass County Assessor



Judith A. Steder, Chief Appraiser
El Paso County Office Building
27 East Vermijo Avenue, 2nd Floor
Colorado Springs, CO 80903

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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 2004, 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	38,986,128.85
2004	5,015,973,940	40,187,988.53

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.

2004 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

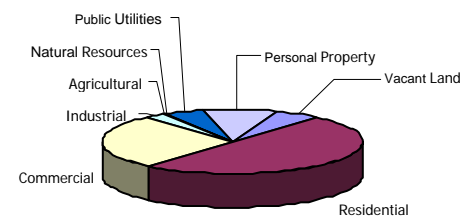
County Treasurer

Sandra J. Damron

County Assessor

John M. Bass

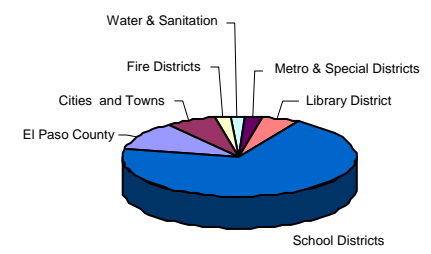
PERCENT OF VALUATION FROM INDIVIDUAL PROPERTY CLASSIFICATIONS



Property Classification	2004 Assessed Valuation	Percent of Value
Vacant Land	281,213,190.00	6%
Residential	2,511,906,030.00	50%
Commercial	1,372,054,160.00	27%
Industrial	129,296,980.00	3%
Agricultural	13,713,710.00	*
Natural Resources	3,087,320.00	*
Public Utilities	248,252,200.00	5%
Personal Property	456,450,350.00	9%
TOTAL	5,015,973,940.00	100%

* Comprises less than 1% of total assessed value.

DISTRIBUTION OF REVENUE



Entity	Revenue	Revenue Distribution
El Paso County	40,187,988.53	12%
Cities and Towns	21,552,157.89	7%
Fire Districts	7,945,294.42	2%
Water & Sanitation	7,042,285.28	2%
Metro & Special Districts	8,054,221.30	2%
Library Districts	16,635,555.62	5%
School Districts	236,420,212.77	70%
TOTAL	337,837,715.81	100%