

ABSTRACT OF ASSESSMENT

2005 Taxes Due January 1, 2006

**Classification of
Real & Personal Property**

Number of Taxable Schedules:	
Personal Property	26,978
Real Property	224,553

TOTAL TAXABLE SCHEDULES: 251,531

100 – 500 VACANT LAND

	<u>Assd. Value</u>
Residential Unimproved Land	\$179,051,140
Commercial Unimproved Land	82,082,920
Industrial Unimproved Land	10,513,700
Other Unimproved Land	64,291,050
Minor Structures Vacant Land	36,350

TOTAL VACANT LAND \$335,975,160

1000 RESIDENTIAL

Single Family Residences	\$2,473,722,830
Multiple Family Residences	209,022,240
Condominiums	173,440,730
Mobile Homes	22,809,510
Residential Personal Property	3,915,830
Farm / Ranch (Residential)	9,639,160
Farm / Ranch (Mobile Homes)	420,590

TOTAL RESIDENTIAL PROPERTY \$2,892,970,890

2000 COMMERCIAL

Possessory Interest	\$ 2,784,420
Merchandising	415,407,970
Lodging	70,327,770
Offices	369,934,470
Recreation	33,686,270
Special Purpose	272,200,460
Warehouse / Storage	266,946,540
Part. Exempt Prop. (Taxable Portion)	2,083,960
Commercial Condos	27,999,170
Commercial Personal Property	262,221,780

TOTAL COMMERCIAL PROPERTY \$1,723,592,810

3000 INDUSTRIAL

Industrial Real Property	\$127,419,300
Industrial Personal Property	180,714,020

TOTAL INDUSTRIAL PROPERTY \$308,133,320

4000 AGRICULTURAL

	<u># Acres</u>	<u>Assd. Value</u>
Possessory Interest	0	\$ 72,260
Sprinkler Irrigated Land	6,094	524,610
Irrigated Land	2,755	197,850
Dry Farm Land	30,512	256,480
Meadow Hay Land	1,656	36,770
Grazing Land	551,104	3,743,580
Farm/Ranch (Waste Land)	947	1,570
Forest Land	453	4,900
Farm/Ranch (Other)	543	3,132,100
Farm/Ranch (Sprrt Bldgs)	0	6,553,610

TOTAL AGRICULTURAL PROPERTY \$14,523,730

5000 NATURAL RESOURCES

Earth or Stone Products	1,105	\$2,819,970
Non-Producing (Patented)	162	27,910
Severed Mineral Interest	193,215	384,190
Natural Resources Personal Property		4,334,790

TOTAL NATL. RESOURCES PROPERTY \$7,566,860

Tax-Exempt Property Value \$1,264,464,180

TOTAL TAX-EXEMPT PROPERTY \$1,264,464,180

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

Land Transportation	\$ 8,401,600
Private Car Line	1,115,800
Air Transportation	28,220,100
Power Companies	80,678,400
Communication Companies	104,567,000
Gas & Carrier Companies	18,037,000
Water Companies	43,600

TOTAL PUBLIC UTILITIES \$241,063,500

TOTAL ASSESSED PERS. PROP. \$ 680,484,360

TOTAL ASSESSED REAL PROP. 4,843,341,910

**Total Assessment by Assessor
Real & Personal Property \$5,523,826,270**

**ASSESSMENT FOR 2005
GRAND TOTAL: \$5,523,826,270.00**

**REVENUE FOR 2005
GRAND TOTAL: \$ 372,623,639.19**

2005 MILL LEVY

Entity	Levy	Assd. Value	Revenue
COUNTY			
El Paso County	7.673	5,523,826,270	\$ 42,384,318.19
TOTAL REVENUE			\$42,384,318.19

CITIES & TOWNS

Calhan	17.525	5,104,590	\$ 89,457.96
Colo Springs	4.944	4,103,863,070	20,289,499.00
Fountain	10.239	120,929,200	1,238,193.66
Grn Mtn Falls	14.588	7,532,370	109,882.18
Manitou Spgs	17.284	47,954,120	828,839.10
Monument	5.872	71,807,230	421,652.27
Palmer Lake	19.070	23,766,520	453,227.32
Ramah	19.827	426,710	8,460.35
TOTAL REVENUE			\$23,439,211.84

FIRE DISTRICTS

Big Sandy	7.000	3,247,350	\$ 22,731.33
Black Forest	7.659	84,998,320	651,002.27
Blk Frst.(OPS)	2.694	2,535,170	6,829.82
Broadmoor	4.500	104,361,920	469,628.92
Calhan	7.297	16,911,890	123,406.12
Cascade	6.007	9,420,340	56,588.02
Cimarron Hills	10.314	109,032,560	1,124,562.18
Donald Wescott	7.000	160,939,030	1,126,573.21
Elbert	4.575	4,609,980	21,090.67
Ellicott	4.427	21,456,400	94,987.43
Falcon	5.712	185,211,140	1,057,926.58
Gr Mt Fl/Ch Pk	6.916	16,742,490	115,791.10
Hanover	4.720	46,925,960	221,490.25
Peyton	2.130	27,842,400	59,304.35
SW Hwy 115	7.200	11,272,030	81,158.67
Security	6.391	149,405,380	954,849.73
Strat Hills	12.527	39,566,710	495,652.13
Tri-County	3.000	11,915,940	35,747.86
Tri-Lakes	7.000	175,378,290	1,227,648.25
Wdmr-Mnmnt	9.921	107,351,320	1,065,033.44
Woodmen Vly	9.050	9,949,760	90,045.34
TOTAL REVENUE			\$9,102,047.67

SANITATION DISTRICTS

Fountain	3.759	91,651,910	\$ 344,519.69
Monument	3.300	34,001,260	112,204.04
Security	0.921	97,142,670	89,468.40
Stratmoor Hills	0.650	31,598,470	20,539.00
TOTAL REVENUE			\$566,731.13

WATER DISTRICTS

Ch Crk Met P/R	0.800	6,265,510	\$ 5,012.41
Park Forest	14.437	7,298,200	105,364.13
Red Rk Vly Est	14.285	1,906,520	27,234.64
SE Col Wtr Cons	0.943	4,477,324,380	4,222,116.80
Security	6.082	96,340,900	585,945.24
Stratmoor Hills	2.390	33,226,280	79,410.82
Turkey Cn Rch	7.841	1,917,990	15,038.95
Up Bg Sndy GW	0.532	12,022,900	6,396.22
Up Blk Sqrll GW	0.706	175,171,810	123,671.40
TOTAL REVENUE			\$5,170,190.61

SANITATION & WATER DISTRICTS

Academy	26.955	6,657,710	\$ 179,458.57
Donala Area A	16.121	59,328,500	956,434.89
Donala Area B	7.127	76,430	544.72
Garden Vly	3.831	4,168,380	15,969.06
Westmoor	30.645	39,550	1,211.98
Woodmoor	8.500	87,281,680	741,895.23
TOTAL REVENUE			\$1,895,514.45

SPECIAL DISTRICTS

Bnres/Pwrs N BID	1.000	794,990	\$ 794.99
Bnres/Pwrs S BID	1.000	298,630	298.63
Brgte Ctr BID	25.000	9,248,750	231,218.73
Brgte Spec Imp	4.409	154,148,330	679,639.95
Colo Ave Gtway	1.009	2,704,730	2,729.08
CS Brgte Gn Imp	12.000	10,137,720	121,652.65
CS Ctnwd Grk	7.000	98,963,020	692,741.07
CS Spring Crk	20.000	7,371,970	147,437.97
First/Main N BID	45.000	1,183,300	53,248.51

2005 MILL LEVY (Special Districts, continued)

Entity	Levy	Assd. Value	Revenue
Grrr Dwtwn BID	5.000	94,148,990	470,744.93
Heritage Sp Imp	4.940	11,040,290	54,538.85
Interquest N BID	1.000	1,711,990	1,711.99
Interquest S BID	1.000	1,641,910	1,641.91
Norwood Spec	3.935	132,633,140	521,911.39
Old Colo City	13.416	6,844,660	91,827.96
Pwrs/Wdmn BID	1.000	1,377,750	1,377.75
Stetson Hills Sp	3.858	49,629,200	191,469.47
Woodstone Sp	3.615	3,964,940	14,333.25
TOTAL REVENUE			\$3,279,319.08

METROPOLITAN DISTRICTS

Bobcat Mdws	10.000	2,456,130	\$ 24,561.31
Cscde Metro #2	25.000	112,850	2,821.25
CC Dev Owned	100.000	777,600	77,759.97
Cntrl Mrkshffl	40.000	5,898,900	235,955.93
Colo Centre	25.000	11,996,310	299,907.75
Constitution Hts	25.000	119,140	2,978.50
Cross Crk Metro	10.000	11,029,940	110,299.44
Crystal Park	4.192	4,520,830	18,951.33
Falc Hghlnds Metro	35.000	155,000	5,425.08
Fly Horse Rch #2	35.000	753,600	26,376.27
Fly Horse Rch #3	35.000	4,380	153.30
Fountain Mutual	10.000	10,719,250	107,192.41
Glen No. 1	20.000	1,262,480	25,249.70
Glen No. 2	10.000	69,440	694.40
Glen No. 3	10.000	149,160	1,491.60
Lrsn Rch Mtro #1	10.000	20	0.20
Lrsn Rch Mtro #2	10.000	51,760	517.60
Lrsn Rch Mtro #3	10.000	900	9.00
Lrsn Rch Mtro #4	10.000	1,400	14.00
Lrsn Rch Mtro #5	10.000	600	6.00
Lrsn Rch Mtro #6	10.000	1,850	18.50
Lrsn Rch Mtro #7	10.000	35,540	355.40
Lowell Metro	48.940	2,447,130	119,762.14
Manitou Spg Mtro	2.068	5,513,060	11,401.01
Mesa Rdg Mtro #2	37.000	158,200	

ABSTRACT OF ASSESSMENT FOR 2005

ASSESSED VALUATION

5,523,826,270

as returned by

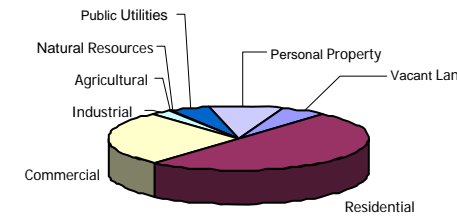
John M. Bass County Assessor



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

Phone: (719) 520-6600
Fax: (719) 520-6635
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Website: <http://asr.elpasoco.com>

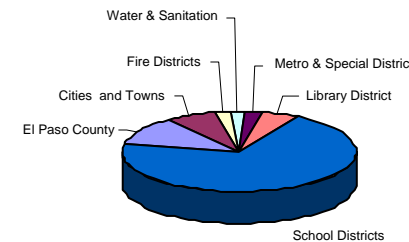
PERCENT OF VALUATION FROM INDIVIDUAL PROPERTY CLASSIFICATIONS



Property Classification	2005 Assessed Valuation	Percent of Value
Vacant Land	\$ 335,975,160.00	6%
Residential	2,889,055,060.00	52%
Commercial	1,461,371,030.00	27%
Industrial	127,419,300.00	2%
Agricultural	14,523,730.00	*
Natural Resources	3,232,070.00	*
Public Utilities	241,063,500.00	5%
Personal Property	451,186,420.00	8%
TOTAL	\$5,523,826,270.00	100%

* Comprises less than 1% of total assessed value.

DISTRIBUTION OF REVENUE



Entity	Revenue	Revenue Distribution
El Paso County	\$ 42,384,318.19	11%
Cities and Towns	23,439,211.84	6%
Fire Districts	9,102,047.67	2%
Water & Sanitation	7,632,436.19	2%
Metro & Special Districts	9,154,521.97	3%
Library Districts	17,260,759.40	5%
School Districts	263,650,343.93	71%
TOTAL	\$372,623,639.19	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.

2005 EL PASO COUNTY ELECTED OFFICIALS

Commissioners

Jim Bensberg, District 5
Chairman
Wayne Williams, District 1
Douglas Bruce, District 2
Sallie Clark, District 3
Dennis Hisey, District 4

County Clerk & Recorder

Robert C. Balink

County Treasurer

Sandra J. Damron

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 2005, 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
2005	5,523,826,270	42,384,318.19