

ABSTRACT OF ASSESSMENT

2006 Taxes Due January 1, 2007

Classification of Real & Personal Property

Number of Taxable Schedules:	
Personal Property	26,984
Real Property	231,148

TOTAL TAXABLE SCHEDULES: 258,132

100 – 500 VACANT LAND

Assd. Value

Residential Unimproved Land	\$170,611,820
Commercial Unimproved Land	80,269,630
Industrial Unimproved Land	10,303,820
Other Unimproved Land	66,412,420
Minor Structures Vacant Land	25,910

TOTAL VACANT LAND \$327,623,600

1000 RESIDENTIAL

Single Family Residences	\$2,596,307,960
Multiple Family Residences	210,164,670
Condominiums	190,239,780
Mobile Homes	21,468,090
Residential Personal Property	3,552,640
Farm / Ranch (Residential)	10,045,980
Farm / Ranch (Mobile Homes)	366,990

TOTAL RESIDENTIAL PROPERTY \$3,032,146,110

2000 COMMERCIAL

Possessory Interest	\$ 3,412,810
Merchandising	424,166,690
Lodging	69,811,150
Offices	375,153,310
Recreation	36,058,210
Special Purpose	300,054,420
Warehouse / Storage	271,641,410
Part. Exempt Prop. (Taxable Portion)	2,035,140
Commercial Condos	33,523,910
Commercial Personal Property	259,786,910

TOTAL COMMERCIAL PROPERTY \$1,775,643,960

3000 INDUSTRIAL

Industrial Real Property	\$128,424,810
Industrial Personal Property	174,148,190

TOTAL INDUSTRIAL PROPERTY \$302,573,000

4000 AGRICULTURAL

Acres Assd. Value

Possessory Interest	0	\$ 79,350
Sprinkler Irrigated Land	6197	532,780
Irrigated Land	2654	188,900
Dry Farm Land	30371	255,130
Meadow Hay Land	1636	36,220
Grazing Land	544018	3,639,730
Farm/Ranch (Waste Land)	918	1,520
Forest Land	329	3,560
Farm/Ranch (Other)	540	3,118,580
Farm/Ranch (Sprrt Bldgs)	0	6,634,170

TOTAL AGRICULTURAL PROPERTY \$14,489,940

5000 NATURAL RESOURCES

Earth or Stone Products	1150	\$3,532,420
Non-Producing (Patented)	162	27,910
Severed Mineral Interest	191071	379,900
Natural Resources Personal Property		4,086,220

TOTAL NATL. RESOURCES PROPERTY \$8,026,450

Tax-Exempt Property Value **\$1,282,937,580**

TOTAL TAX-EXEMPT PROPERTY \$1,282,937,580

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

Land Transportation	\$ 8,811,800
Private Car Line	1,100,400
Air Transportation	32,812,800
Power Companies	81,179,600
Communication Companies	105,161,200
Gas & Carrier Companies	19,155,000
Water Companies	—

TOTAL PUBLIC UTILITIES \$248,220,800

TOTAL ASSESSED PERS. PROP. \$ 675,718,420

TOTAL ASSESSED REAL PROP. \$5,033,005,440

**Total Assessment by Assessor
Real & Personal Property \$5,708,723,860**

**ASSESSMENT FOR 2006
GRAND TOTAL: \$5,708,723,860.00**

**REVENUE FOR 2006
GRAND TOTAL: \$385,776,140.75**

2006 MILL LEVY

Entity	Levy	Assd. Value	Revenue
COUNTY			
El Paso County	7.710	5,708,723,860	\$44,014,265.19
TOTAL REVENUE			\$44,014,265.19
CITIES & TOWNS			
Calhan	17.563	5,024,360	\$ 88,242.85
Colo Springs	4.944	4,215,419,590	20,841,035.46
Fountain	10.239	134,612,770	1,378,299.90
Grn Mtn Falls	14.588	7,588,920	110,707.11
Manitou Spgs	17.284	48,598,960	839,984.44
Monument	6.458	75,753,550	489,216.48
Palmer Lake	16.544	24,679,970	408,305.10
Ramah	19.827	427,870	8,483.46
TOTAL REVENUE			\$ 24,164,274.80
FIRE DISTRICTS			
Big Sandy	8.000	3,405,960	\$ 27,247.77
Black Forest	7.287	92,074,950	670,950.28
Blk Frst (OPS)	2.322	9,487,950	22,031.07
Broadmoor	4.500	109,843,900	494,297.91
Calhan	7.672	16,893,520	129,607.10
Cascade	6.544	9,507,830	62,219.21
Cimarron Hills	10.780	111,203,400	1,198,772.70
Donald Wescott	7.000	181,357,480	1,269,502.30
Elbert	4.575	4,551,560	20,823.39
Ellicott	4.481	23,234,400	104,113.36
Falcon	5.712	209,350,290	1,195,808.72
Gr Mt Ft/Ch Pk	7.314	16,844,600	123,201.34
Hanover	4.720	48,107,470	227,067.01
Peyton	6.114	28,617,610	174,968.09
Security	6.692	154,135,420	1,031,474.14
SW Hwy 115	7.200	11,441,150	82,376.39
Strat Hills	12.660	39,051,730	494,395.28
Tri-County	3.000	12,138,180	36,414.55
Tri-Lakes	8.500	185,452,380	1,576,347.62
Wdmr-Mnmnt	9.921	109,643,160	1,087,771.04
Woodmen Vly	9.050	9,917,940	89,757.38
TOTAL REVENUE			\$ 10,119,146.65
SANITATION DISTRICTS			
Fountain	4.134	100,378,760	\$414,965.73
Monument	3.200	34,343,580	109,899.29
Security	0.962	98,446,210	94,705.25
Stratmoor Hills	0.650	32,203,280	20,932.15
TOTAL REVENUE			\$640,502.42
WATER DISTRICTS			
Ch Crk Met P/R	0.800	6,305,350	\$ 5,044.28
Forest View	5.000	9,348,200	46,741.08
Park Forest	14.437	7,587,690	109,543.50
Red Rk Vly Est	14.135	1,926,710	27,234.07
SE Col Wtr Cons	0.941	4,594,889,470	4,323,791.37
Security	6.367	97,603,100	621,438.86
Stratmoor Hills	2.391	33,061,750	79,050.70
Turkey Cn Rch	8.416	1,945,710	16,375.11
Up Bg Sndy GW	0.532	11,772,050	6,262.74
Up Blk Sqrll GW	0.706	191,149,570	134,951.57
TOTAL REVENUE			\$5,370,433.28
SANITATION & WATER DISTRICTS			
Academy	27.613	6,681,260	\$ 184,489.64
Donala Area A	16.296	62,997,000	1,026,599.32
Donala Area B	8.148	135,340	1,102.75
Garden Valley	4.142	4,147,140	17,177.49
Westmoor	31.840	40,170	1,279.01
Woodmoor	8.500	90,317,060	767,696.13
TOTAL REVENUE			\$1,998,344.34
SPECIAL DISTRICTS			
Bnrs/Pwrs N BID	1.000	1,229,030	\$ 1,229.03
Bnrs/Pwrs S BID	1.000	298,630	298.63
Brgte Ctr BID	27.278	8,677,310	236,699.65
Brgte Spec Imp	4.409	156,138,990	688,416.82
Colo Ave Gtway	1.009	2,705,990	2,730.35
CS Brgte Gen Imp	12.000	14,175,930	170,111.19
CS Cottonwood	7.000	100,644,160	704,509.22
CS Spring Crk	23.000	10,744,780	247,130.15
First/Main BID	1.000	11,329,760	11,329.76
First/Main N BID	45.000	1,983,160	89,242.20
Gtr Dwtwn BID	5.000	94,843,140	474,215.71
Heritage Sp Imp	4.940	11,569,350	57,152.63
Interquest N BID	1.000	1,719,240	1,719.24
Interquest S BID	1.000	1,640,720	1,640.72
Mktpl/Aus Bif GID	6.000	1,718,510	10,311.06
Norwood Spec	3.935	134,065,500	527,547.82
Old Colo City	13.416	6,614,290	88,737.31
Pwrs/Wdmn BID	1.000	2,123,350	2,123.35
Stetson Hills Sp	3.858	52,480,030	202,467.94
Woodstone Sp	3.615	3,967,720	14,343.30
TOTAL REVENUE			\$3,531,956.08

2006 Mill Levy, Continued			
Entity	Levy	Assd. Value	Revenue
METROPOLITAN DISTRICTS			
4-Way Rch #1	45.000	4,520	\$ 203.40
Bng/Lws Rch #2	40.000	615,210	24,608.45
Bocat Mdws	11.464	2,511,790	28,795.22
Cscode Metro #2	25.000	120,540	3,013.50
Cathedral Pines	40.000	2,155,360	86,214.73
Cntrl Mrkshffl	40.000	11,287,600	451,503.90
Colo Centre	25.014	12,059,570	301,658.20
CC Dev Owned	100.000	759,650	75,965.01
Constitution Hts	25.000	205,640	5,140.47
Cross Crk Metro	10.727	19,363,630	207,713.72
Crystal Park	4.192	4,826,890	20,234.34
Cmbld Grn Metro	40.000	265,010	10,600.23
Eldorado Village	40.000	26,170	1,046.81
Falc Hghlnds Metro	37.500	2,720,930	102,035.11
Fly Horse Rch #2	35.000	6,875,750	240,651.37
Fly Horse Rch #3	35.000	2,267,370	79,357.72
Fountain Mutual	11.355	12,171,590	138,208.37
Glen No. 1	20.000	2,682,390	53,647.57
Glen No. 2	20.000	63,020	1,260.40
Glen No. 3	20.000	149,010	2,980.20
Gold Hill Mesa #2	35.000	384,050	13,441.68
Lrsn Rch Mtro #1	10.000	20	0.20
Lrsn Rch Mtro #2	45.000	51,760	2,329.20
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	590	5.90
Lrsn Rch Mtro #6	10.000	1,850	18.50
Lrsn Rch Mtro #7	10.000	35,540	355.40
Lowell	48.940	3,474,710	170,052.15
Manitou Springs	2.068	5,639,270	11,662.01
Mesa Rdg Mtro #2	37.000	13,370	494.69
Meridian Ranch	25.000	13,295,800	332,394.90
Meridian Svc	25.000	5,990	149.75
Misty Acres Metro	30.000	196,930	5,907.88
Paintbrush Hills	22.573	13,694,230	309,119.83
Pinon Pines #1	44.097	32,370	1,427.42
Pinon Pines #2	44.097	321,080	14,158.66
Pinon Pines #3	44.097	123,800	5,459.21
St Fe Spg Mtro #2	33.000	22,520	743.16
St Fe Spg Mtro #3	23.000	3,610	83.03
Stetson Ridge #2	22.400	16,026,000	358,983.22
Triview	25.000	33,151,360	828,785.24
Up Ctnwd Ck Mtro	22.990	11,457,070	263,398.11
Up Ctnwd Ck #2	10.000	224,570	2,245.81
Up Ctnwd Ck #3	10.000	6,180	61.80
Up Ctnwd Ck #4	10.000	6,220	62.20
Up Ctnwd Ck #5	10.000	44,750	447.55
Ventana	7.000	56,320	394.24
Village Center	30.000	1,865,580	55,967.49
Waterview I Metro	30.000	15,370	461.10
Wdmn Hts Mtro 2	35.000	609,370	21,327.63
Wdmn Hts Mtro 3	35.000	652,950	22,853.26
Wdmn Rd Metro	10.800	41,190,820	444,860.49
TOTAL REVENUE			\$4,702,513.43
MISCELLANEOUS DISTRICTS			
Regional Library	3.515	5,407,012,540	\$19,005,651.15
TOTAL REVENUE			\$19,005,651.15
SCHOOL DISTRICTS			
Air Academy #20	60.216	1,070,618,360	\$ 64,468,358.03
Big Sandy #100J	25.397	3,405,960	86,501.42
Calhan #R-J-1	36.180	19,132,560	692,216.06
Chy Mtn #12	50.391	320,282,020	16,139,335.84
Colo Spgs #11	44.045	2,300,272,140	101,315,487.46
Edison #54	36.357	2,027,430	73,710.92
Ellicott #22	47.903	26,631,660	1,275,736.85
Falcon #49	45.547	504,523,250	22,979,518.39
Frm/Florence #39	30.380	6,599,480	200,492.28
Ftn/Ft Carson #8			

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 2006, 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.

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.

NOTE: 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.



**2006
EL PASO COUNTY
ELECTED OFFICIALS**

Commissioners

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

County Assessor

John M. Bass

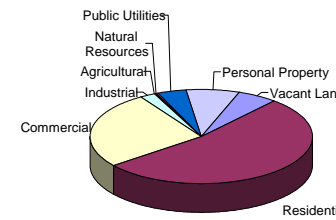
County Clerk & Recorder

Robert C. Balink

County Treasurer

Sandra J. Damron

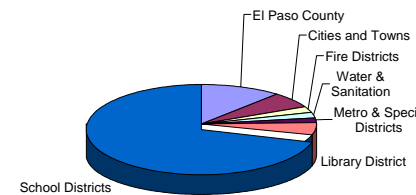
**PERCENT VALUATION FROM
INDIVIDUAL PROPERTY CLASSIFICATIONS**



Property Classification	2006 Assessed Valuation	Percent of Value
Vacant Land	\$327,623,600.00	6%
Residential	3,028,593,470.00	53%
Commercial	1,515,857,050.00	27%
Industrial	128,424,810.00	2%
Agricultural	14,489,940.00	*
Natural Resources	3,940,230.00	*
Public Utilities	248,220,800.00	4%
Personal Property	441,573,960.00	8%
TOTAL	\$5,708,723,860.00	100%

* Comprises less than 1% of total assessed value.

DISTRIBUTION OF REVENUE



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
2006	5,708,723,860	44,014,265.19

EL PASO COUNTY, COLORADO

**ABSTRACT
OF
ASSESSMENT
FOR
2006**

ASSESSED VALUATION

\$5,708,723,860.00

as returned by

**John M. Bass
County Assessor**



Judith A. Steder, Chief Appraiser
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