

MILL LEVIES, ASSESSED VALUES, AND REVENUE, CONT

SPECIAL DISTRICTS:			
ENTITY	LEVY	Ass'd VALUE	REVENUE
BARNES & POWERS N BID	36.000	7,124,480	256,480.95
BARNES & POWERS S BID	21.000	4,993,620	104,866.03
BRIARGATE SPECIAL IMP	4.409	185,171,700	816,421.91
BRIARGATE CENTER BID	25.000	9,110,010	227,750.28
CS BRIARGATE GENERAL IMP	12.000	62,006,920	744,083.46
CS COTTONWOOD	6.500	115,547,440	751,059.65
CS SPRING CREEK	20.000	15,919,120	318,382.30
CS DOWNTOWN DEV AUTH	5.000	163,884,900	819,423.96
COLO AVENUE GATEWAY	1.009	2,776,920	2,801.92
1 st & MAIN BID	51.000	3,646,210	185,956.68
1 st & MAIN BID #2	51.000	8,580,740	437,617.69
1 st & MAIN No BID	40.000	4,436,730	177,469.22
FOUNTAIN GID #1	12.000	804,960	9,659.52
GREATER DOWNTOWN BID	5.000	109,147,540	545,737.36
HERITAGE SPECIAL IMP	4.940	13,365,280	66,024.51
INTERQUEST NORTH BID	51.000	11,546,810	588,887.24
INTERQUEST SOUTH BID	1.000	10,971,630	10,971.63
MARKETPLACE @ A/B GID	50.000	4,539,190	226,959.46
NORWOOD SPECIAL	3.935	158,446,720	623,488.62
OLD COLORADO CITY	13.416	6,941,470	93,126.76
POWERS/WOODMEN BID	26.000	8,428,130	219,131.64
STETSON HILLS	3.858	70,758,400	272,985.93
WOODSTONE	3.615	4,852,140	17,540.49
TOTAL:		983,001,060	7,516,827.21

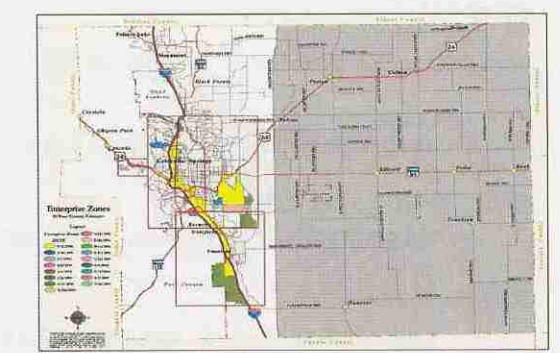
METROPOLITAN DISTRICTS:			
ENTITY	LEVY	Ass'd VALUE	REVENUE
4-WAY RANCH #1	45.000	1,319,180	59,363.00
ALLISON VALLEY #2	40.000	51,390	2,055.59
BANNING LEWIS RCH #2	50.000	7,558,070	377,900.76
BENT GRASS	40.000	596,130	23,845.19
BOBCAT MEADOWS	11.430	2,702,050	30,884.43
CASCADE #2	25.000	111,540	2,788.50
CATHEDRAL PINES	36.500	12,886,110	470,342.94
CENTRAL MARKSHEFFEL	40.000	26,878,980	1,075,159.65
COLLEGE CREEK	40.000	377,750	15,109.99
CC DEV OWNED	100.000	818,410	81,840.97
COLORADO CROSSING #2	40.000	311,320	12,452.80
COLORADO CROSSING #3	40.000	2,747,090	109,883.61
COLORADO CENTRE	25.000	13,513,490	337,837.44
CONSTITUTION HEIGHTS	25.000	4,332,510	108,312.94
COPPER RIDGE	45.000	2,188,860	98,498.68
COUNTRYSIDE SOUTH	30.000	23,630	708.90
CRESCENT CANYON	35.000	6,010	210.34
CROSS CREEK	10.727	29,621,470	317,749.59
CRYSTAL PARK	4.192	6,618,660	27,745.42
CUCHARRAS RANCH	45.000	423,330	19,050.10
CUMBERLAND GREEN	40.000	4,555,420	182,215.33
DOWNTOWN	20.000	467,150	9,343.00
ELDORADO VILLAGE	35.000	257,020	8,995.89
FALCON HIGHLANDS	35.000	16,981,450	594,350.56
FLYING HORSE RANCH #2	35.000	25,388,730	888,605.73
FLYING HORSE RANCH #3	35.000	8,275,770	289,652.05
FOUNTAIN MUTUAL	11.355	13,741,770	156,037.89
GLEN #1	30.000	7,027,460	210,824.10
GOLD HILL MESA #2	35.000	3,236,560	113,279.34
GOLD HILL MESA #3	35.000	152,370	5,332.95
LATIGO CREEK	5.000	606,800	3,034.00
LORSON RANCH #1	10.000	30	0.30
LORSON RANCH #2	58.000	3,793,040	219,996.01
LORSON RANCH #3	10.000	10,710	107.08
LORSON RANCH #4	10.000	69,050	690.50
LORSON RANCH #5	10.000	9,490	94.90
LORSON RANCH #6	10.000	243,850	2,438.50
LORSON RANCH #7	23.000	58,060	1,335.37
LOWELL	48.940	4,323,830	211,608.31
MANITOU SPRINGS	0.440	8,188,990	3,603.16
MERIDIAN RANCH	25.000	29,925,080	748,126.81

MILL LEVIES, ASSESSED VALUES, AND REVENUE, CONT

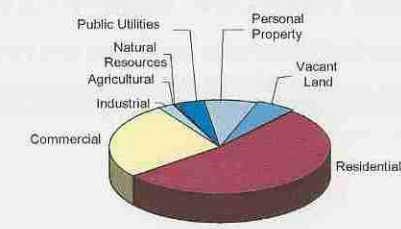
METROPOLITAN DISTRICTS, CONTINUED:			
ENTITY	LEVY	Ass'd VALUE	REVENUE
MESA RIDGE #2	37.000	1,198,580	44,346.84
MISTY ACRES	30.000	1,760,630	52,818.94
PAINTBRUSH HILLS	22.107	16,993,270	375,670.35
PINON PINES #1	44.097	272,930	12,035.64
PINON PINES #2	44.097	323,030	14,244.67
PINON PINES #3	44.097	295,000	13,008.62
REMUNDA RIDGE	40.000	127,830	5,113.20
STETSON RIDGE #2	24.472	28,182,350	689,678.52
STETSON RIDGE #3	35.000	1,620	56.69
THE SANCTUARY	40.000	605,590	24,223.61
TRIVIEW	35.000	59,270,790	2,074,478.53
TRIVIEW #2	14.170	515,790	7,308.75
TRIVIEW #3	11.880	50,210	596.49
TRIVIEW #4	15.490	486,210	7,531.40
UPPER COTTONWOOD CREEK	22.990	18,870,050	433,822.56
UPPER COTTONWOOD Ck #2	30.000	5,657,260	169,717.66
UPPER COTTONWOOD Ck #3	10.000	8,280	82.80
UPPER COTTONWOOD Ck #4	10.000	8,410	84.10
UPPER COTTONWOOD Ck #5	10.000	430	4.30
VILLAGE CENTER	35.000	5,071,170	177,491.06
WATERVIEW I	40.000	721,380	28,855.33
WILDWOOD RIDGE	40.000	748,750	29,949.77
WILLOW SPRINGS RANCH	40.000	250,040	10,001.61
WOODMEN HEIGHTS #2	40.000	12,199,540	487,981.07
WOODMEN HEIGHTS #3	40.000	1,541,570	61,662.85
WOODMEN ROAD	10.800	98,449,030	1,063,249.12
TOTAL:		494,008,350	12,605,427.10

MISCELLANEOUS DISTRICTS:			
ENTITY	LEVY	Ass'd VALUE	REVENUE
REGIONAL LIBRARY	3.556	6,462,164,700	22,979,457.72
TOTAL:		6,462,164,700	22,979,457.72

SCHOOL DISTRICTS:			
ENTITY	LEVY	Ass'd VALUE	REVENUE
AIR ACADEMY #20	60.216	1,394,911,780	83,996,011.00
BIG SANDY #100J	25.468	3,750,990	95,530.09
CALHAN #RJ-1	30.049	21,087,490	633,657.84
CHEYENNE MOUNTAIN #12	43.765	391,594,490	17,138,135.40
COLORADO SPRINGS #11	42.493	2,523,185,920	107,217,724.20
EDISON #54	36.207	2,042,870	73,966.98
ELLCOTT #22	45.117	29,585,100	1,334,791.28
FALCON #49	45.792	703,938,280	32,234,741.75
FREMONT/FLORENCE 39	28.715	7,168,640	205,847.51
FOUNTAIN/FT CARSON #8	24.690	161,460,640	3,986,464.21
HANOVER #28	23.538	50,353,010	1,185,208.65
HARRISON #2	40.476	602,389,060	24,382,295.51
LEWIS PALMER #38	50.324	464,087,230	23,354,743.44
MANITOU SPRINGS #14	47.268	115,629,960	5,465,598.64
MIAMI/YODER #60	41.363	12,983,420	537,033.25
PEYTON #23	34.019	40,519,730	1,378,440.61
WIDEFIELD #3	48.960	305,424,930	14,953,607.81
TOTAL:		6,830,113,540	318,173,798.17



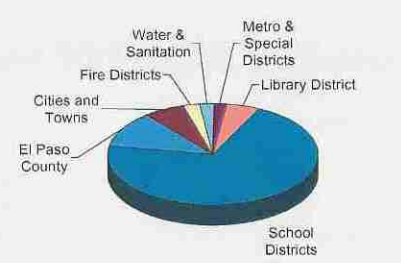
PERCENT VALUATION FROM INDIVIDUAL PROPERTY CLASSIFICATIONS



PROPERTY CLASSIFICATION	2010 ASSESSED VALUATION	PERCENT OF VALUE
VACANT LAND	\$ 376,811,560.00	5%
RESIDENTIAL	3,727,438,870.00	55%
COMMERCIAL	1,901,084,560.00	28%
INDUSTRIAL	138,502,610.00	2%
AGRICULTURAL	14,431,970.00	0% *
NATURAL RESOURCES	1,575,500.00	0% *
PUBLIC UTILITIES	287,006,000.00	4%
PERSONAL PROPERTY	383,262,470.00	6%
TOTAL:	\$6,830,113,540.00	100%

* COMPRISES LESS THAN 1% OF TOTAL ASSESSED VALUE

DISTRIBUTION OF REVENUE



PROPERTY CLASSIFICATION	2010 ASSESSED VALUATION	REVENUE DISTRIBUTION
EL PASO COUNTY	\$52,707,987.22	11%
CITIES AND TOWNS	25,312,549.44	6%
FIRE DISTRICTS	13,100,216.07	3%
WATER AND SANITATION	9,342,843.38	2%
METRO AND SPECIAL DISTS	20,122,254.31	4%
LIBRARY	22,979,457.72	5%
SCHOOL DISTRICTS	318,173,798.17	69%
TOTAL:	\$461,739,106.31	100%

EL PASO COUNTY, COLORADO

ABSTRACT OF ASSESSMENT TAX YEAR 2010

MARK LOWDERMAN, ASSESSOR



ASSESSED VALUATION: \$6,830,113,540.00

EL PASO COUNTY OFFICE BUILDING
27 EAST VERMIJO AVENUE
2ND FLOOR
COLORADO SPRINGS, CO 80903

PHONE: 719-520-6600
FAX: 719-520-6635
E-MAIL: ASRWEB@ELPASOCO.COM
WEBSITE: ASR.ELPASOCO.COM

2010 ELECTED OFFICIALS

BOARD OF COUNTY COMMISSIONERS:

DENNIS HISEY, CHAIR (DISTRICT 4)
 AMY LATHEN, VICE-CHAIR (DISTRICT 2)
 WAYNE WILLIAMS (DISTRICT 1)
 SALLIE CLARK (DISTRICT 3)
 JIM BENSBERG (DISTRICT 5)

ASSESSOR: MARK LOWDERMAN

CLERK AND RECORDER: ROBERT C. BALINK

TREASURER: SANDRA J. DAMRON

IMPORTANT INFORMATION

THE *ABSTRACT OF ASSESSMENT* IS A COMPILATION OF ALL REAL AND PERSONAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF EACH COUNTY. EACH COUNTY ASSESSOR IS REQUIRED TO FILE THIS REPORT WITH THE PROPERTY TAX ADMINISTRATOR ANNUALLY.
 § 39-5-123, C.R.S.

IMPORTANT NOTICES REGARDING VALUATION AND TAXES ARE MAILED 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!

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 2010, 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 RATES. ALL ENTITY MILL RATES ARE ESTABLISHED AND LEVIED BY THEIR RESPECTIVE BOARDS.

ABSTRACT OF ASSESSMENT

2010 TAXES DUE: JANUARY 1, 2011

CLASSIFICATION OF REAL AND PERSONAL PROPERTY:

NUMBER OF TAXABLE SCHEDULES:	
PERSONAL PROPERTY	21,370
REAL PROPERTY	237,978
TOTAL TAXABLE SCHEDULES:	259,348

100 – 500 – VACANT LAND:	ASSESSED VALUE
RESIDENTIAL UNIMPROVED LAND	\$200,514,710
COMMERCIAL UNIMPROVED LAND	91,269,670
INDUSTRIAL UNIMPROVED LAND	13,716,930
OTHER UNIMPROVED LAND	71,284,680
MINOR STRUCTURES VACANT LAND	25,570
TOTAL VACANT LAND:	\$376,811,560

1000 – RESIDENTIAL	ASSESSED VALUE
SINGLE FAMILY RESIDENCES	\$3,222,952,090
MULTIPLE FAMILY RESIDENCES	226,443,200
CONDOMINIUMS	245,575,910
MOBILE HOMES	21,251,980
RESIDENTIAL PERSONAL PROPERTY	2,797,250
FARM / RANCH (RESIDENTIAL)	10,854,050
FARM / RANCH (MOBILE HOMES)	361,640
TOTAL RESIDENTIAL PROPERTY:	\$3,730,236,120

2000 – COMMERCIAL	ASSESSED VALUE
POSSESSORY INTEREST	\$ 2,319,750
MERCHANDISING	535,669,700
LODGING	93,059,320
OFFICES	449,059,240
RECREATION	45,133,610
SPECIAL PURPOSE	376,697,580
WAREHOUSE / STORAGE	333,826,580
PARTIALLY EXEMPT (TAXABLE PORTION)	62,847,910
COMMERCIAL CONDOMINIUMS	2,470,870
COMMERCIAL PERSONAL PROPERTY	281,907,430
TOTAL COMMERCIAL PROPERTY:	\$2,182,991,990

3000 – INDUSTRIAL	ASSESSED VALUE
INDUSTRIAL REAL PROPERTY	\$131,023,780
INDUSTRIAL CONDOMINIUMS	7,478,830
INDUSTRIAL PERSONAL PROPERTY	93,630,940
TOTAL INDUSTRIAL PROPERTY:	\$232,133,550

4000 – AGRICULTURAL:	# ACRES	ASSESSED VALUE
POSSESSORY INTEREST		\$ 108,270
SPRINKLER IRRIGATED LAND	6,061	409,110
IRRIGATED LAND	2,456	122,310
DRY FARM LAND	29,319	255,500
MEADOW HAY LAND	2,351	59,350
GRAZING LAND	529,697	3,909,080
FARM/RANCH (WASTE LAND)	897	1,430
FOREST LAND	689	7,680
FARM/RANCH (OTHER)	761	3,857,020
FARM/RANCH (SUPPORT BLDGS.)		5,702,220
TOTAL AGRICULTURAL PROPERTY:		\$14,431,970

5000 – NATURAL RESOURCES:	# ACRES	ASSESSED VALUE
EARTH OR STONE PRODUCTS	1,526	\$1,166,470
NON-PRODUCING (PATENTED)	172	28,670
SEVERED MINERAL INTEREST	195,881	380,360
NAT'L RESOURCE PERS. PROP.		4,926,850
TOTAL NATURAL RESOURCE PROPERTY:		\$6,502,350

9000 – EXEMPT PROPERTY:	ASSESSED VALUE
TAX-EXEMPT PROPERTY VALUE	\$1,571,803,170
TOTAL TAX-EXEMPT PROPERTY:	\$1,571,803,170

ASSESSED BY	ASSESSED VALUE
PROPERTY TAX ADMINISTRATOR	
DEPARTMENT OF LOCAL AFFAIRS:	
LAND TRANSPORTATION	\$ 13,591,400
PRIVATE CAR LINE	1,731,700
AIR TRANSPORTATION	19,086,600
POWER COMPANIES	97,567,900
COMMUNICATION COMPANIES	131,280,700
GAS & CARRIER COMPANIES	23,747,700
WATER COMPANIES	0
TOTAL PUBLIC UTILITIES:	\$287,006,000

TOTAL ASSESSED PERSONAL PROPERTY: **\$ 649,757,390**

TOTAL ASSESSED REAL PROPERTY: **\$6,180,356,150**

TOTAL ASSESSMENT REAL AND PERSONAL PROPERTY: **\$6,830,113,540**

ASSESSMENT FOR 2010 GRAND TOTAL: **\$ 6,830,113,540.00**

REVENUE FOR 2010 GRAND TOTAL: **\$ 461,739,106.31**

2010 MILL LEVIES, ASSESSED VALUES, AND REVENUE:

ENTITY	LEVY	ASS'D VALUE	REVENUE
COUNTY:			
EL PASO	7.717	6,830,113,540	52,707,987.22
TOTAL:		6,830,113,540	52,707,987.22
CITIES AND TOWNS:			
CALHAN	17.563	5,776,570	101,454.02
COLORADO SPRINGS	4.279	4,938,341,400	21,131,161.24
FOUNTAIN	10.239	171,027,010	1,751,145.45
GREEN MTN FALLS	14.588	8,653,970	126,244.12
MANITOU SPRINGS	15.750	61,896,780	974,875.02
MONUMENT	6.289	113,370,460	712,986.89
PALMER LAKE	16.459	30,735,730	505,879.50
RAMAH	19.827	444,000	8,803.20
TOTAL:		5,330,245,920	25,312,549.44
FIRE DISTRICTS:			
BIG SANDY	8.000	3,733,880	29,871.00
BLACK FOREST	6.275	142,844,820	896,351.37
BLACK FOREST (OPS)	1.310	37,133,200	48,644.46
BROADMOOR	4.500	128,912,610	580,107.05
CALHAN	7.094	18,299,980	129,820.01
CASCADE	7.373	10,775,010	79,444.19
CIMARRON HILLS	11.110	144,342,150	1,603,641.08
DONALD WESTCOTT	7.000	263,783,160	1,846,482.23
EDISON	9.000	1,770,680	15,936.31
ELBERT	4.575	5,719,450	26,166.48
ELLICOTT	9.319	26,226,150	244,401.56
FALCON	5.712	311,634,750	1,780,057.34
GR MTN FLS/CHIPITA PK	7.325	19,895,600	145,735.27
HANOVER	4.720	54,024,220	254,994.03
PEYTON	6.253	34,827,660	217,777.34
SECURITY	6.693	179,759,060	1,203,128.01
SW HWY 115	7.200	12,979,050	93,449.18
STRATMOOR HILLS	12.423	43,026,440	534,517.44
TRI-COUNTY	3.000	12,740,080	38,220.22
TRI-LAKES/MONUMENT	8.500	379,395,260	3,224,862.97
WOODMEN VALLEY	9.050	11,779,950	106,608.53
TOTAL:		1,843,603,160	13,100,216.07
SANITATION DISTRICTS:			
FOUNTAIN	4.654	129,539,020	602,875.11
SECURITY	0.900	115,290,790	103,761.80
STRATMOOR HILLS	0.549	36,053,120	19,793.18
TOTAL:		280,882,930	726,430.09
WATER DISTRICTS:			
CHEY CK METRO P & W	0.800	7,479,650	5,983.74
FOREST VIEW	5.000	11,590,950	57,954.81
PARK FOREST	14.437	9,244,330	133,460.25
RED ROCK VALLEY ESTS	13.894	2,393,000	33,248.33
SE CO WATER CONS	0.947	5,337,970,290	5,055,057.92
SECURITY	5.960	114,396,020	681,800.76
STRATMOOR HILLS	2.000	37,898,070	75,796.15
TURKEY CANYON RANCH	9.098	2,396,720	21,805.36
UPR ARKANSAS WTR CONS	0.454	7,023,070	3,188.49
UPR BIG SANDY GW	0.532	13,846,470	7,366.34
UPR BLACK SQRL CRK GW	1.082	256,362,570	277,384.27
TOTAL:		5,800,601,140	6,353,046.42
SANITATION AND WATER DISTRICTS:			
ACADEMY	24.150	7,699,180	185,935.23
DONALA -- AREA A	16.296	74,511,580	1,214,240.95
DONALA -- AREA B	8.148	287,160	2,339.78
GARDEN VALLEY	10.000	3,723,070	37,230.80
GARDEN VALLEY #2	7.000	427,860	2,995.00
WESTMOOR	30.986	51,120	1,584.00
WOODMOOR	6.950	117,847,510	819,041.11
TOTAL:		204,547,480	2,263,366.87