



Black Forest Fire Rescue Protection District

11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Web- www.bffire.org

FIRE PREVENTION AND COMPLIANCE
“Always Ready, Always Forward, Always Learning.”

FIRE COMMITMENT LETTER

Effective Date: March 8, 2023

To Whom It May Concern:

Black Forest Fire Rescue (BFFR) provides firefighting and rescue services to all properties within the Black Forest Fire Rescue Protection District. The property owner, or their designee, shall attach a copy of the property tax record to demonstrate proof of services from Black Forest Fire Rescue. The property tax record can be located at the El Paso County Assessor website: <https://assessor.elpasoco.com> Search under the tab: Parcel Search Page

Once located, refer to the section that states: TAX ENTITY AND LEVY INFORMATION Contained within that section the parcel record **must** indicate that Black Forest Fire Protection is a taxing entity. Once determined that Black Forest Fire Protection is a taxing entity, print out the entire report and attach it to this letter as proof of service by the Black Forest Fire Rescue Protection District.

The county assessor site cannot determine the *level* of service provided to the property in question. The property owner and the exact geographic location determines the true capability of fire rescue service delivery. Service delivery is determined by distance, apparatus accessibility, water supply, construction details, etc. To determine this the property owner must have a Colorado licensed Fire Protection Engineer issue a Fire Protection Report for submittal to the County for construction.

All new developments or commercial projects shall be submitted to the City of Colorado Springs Fire Department (CSFD) Construction Services for review per an existing Memorandum of Understanding (MOU) between CSFD and BFFR. <https://coloradosprings.gov/itmreports?mlid=45366>

The Black Forest Fire Rescue website: <https://www.bffire.org> provides information to assist the fire protection engineer in determining the operational capabilities of the department for the fire protection report.

Thank you for your support and commitment to your fire department.

EL PASO COUNTY - COLORADO

5228000025
8455 POCO RD

Total Market Value
\$634,939

OVERVIEW

Owner:	JAYNES JOHN R
Mailing Address:	8455 POCO RD COLORADO SPRINGS CO, 80908-4723
Location:	8455 POCO RD
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	THAT PT OF THE S2 SEC 28-12-65 DESC AS FOLS; COM AT CEN E 1/16 COR, TH S89<40'04"W ALG E-W CEN OF SD SEC 28 60.60 FT TO INTSEC THE S LN OF POCO RD W/THE W LN OF VOLLMER RD, SD PT BEING THE POB, TH S10<11'12"W 120.65 FT, S11<45'20"W 1045.96 FT, S89<40'04"W 1219.10FT, N00<15'34" W 1141.39 FT, TH N89<40'04"E 1458.72 FT TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$288,700	\$19,530
Improvement	\$346,239	\$23,420
Total	\$634,939	\$42,950

RANCH (1)

Market Value \$322,252

Assessment Rate	6.765	Above Grade Area	1,200
Bldg #	1	First Floor Area	1,200
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	2011	Total Basement Area	1,200
Dwelling Units	1	Finished Basement Area	1,130
Number of Rooms	9	Garage Description	Attached
Number of Bedrooms	3	Garage Area	960
Number of Baths	3.00	Carport Area	-

SHEDS/MISCL (1)

Market Value \$23,987

Assessment Rate	6.765	Sprinkler	N
Bldg #	1	Elevator	N
Use	Sheds/Miscl	Occup 1	476
Year Built	2015	Occup 2	
Area	1120	HVA 1	
Class	S	HVA 2	
Quality	2.0	Wall Height	12
Stories	1	Land Size	1529827
Perimeter	136	Neigh #	94
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	6.765	35.12 Acres	\$283,700
2	WELL AND SEPTIC	6.765	0	\$5,000

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	01/06/2011	\$0	-	211001958
+	12/22/2010	\$0	-	210130714

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: JCX Levy Year: 2022 Mill Levy: 79.555

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.732	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
ACADEMY SCHOOL NO 20	53.030	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.512	RANDALL A GREEN	(719) 531-6333
BLACK FOREST FIRE PROTECTION	14.951	FIRE CHIEF	(719) 495-4300
EL PASO COUNTY CONSERVATION	0.000	MARIAH HUDSON	(719) 600-4706



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

EL PASO COUNTY - COLORADO

5228000024
9650 VOLLMER RD

Total Market Value
\$823,017

OVERVIEW

Owner:	CLASSIC SRJ LAND LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO, 80921
Location:	9650 VOLLMER RD
Tax Status:	Partially Exempt
Zoning:	RR-5
Plat No:	-
Legal Description:	THAT PART OF E2SW4 AND W2SE4 LY NWLY OF CO RD EX 5.00 A TO JAYNES SUB SEC 28-12-65, TOG WITH THAT PART OF E2NW4 LY NWLY OF CO RD SEC 33-12-65 EX THAT PT DESC AS FOLS; THAT PT OF THE S2 SEC 28-12-65 DESC AS FOLS: COM AT CEN E 1/16 COR, TH S89<40'04"W ALG E-W CEN OF SD SEC 28 60.60FT TO INTSEC THE S LN OF POCO RD W/THE W LN OF VOLLMER RD, SD PT BEING THE POB, TH S10<11'12"W 120.65FT, S11<45'20"W 1045.96FT, S89<40'04"W 1219.10 FT, N00<15'34"W 1141.39FT, N89<40'04"E 1458.72 FT TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$823,017	\$49,150
Improvement	\$0	\$0
Total	\$823,017	\$49,150

MOBILE HOME (1)

Market Value \$0

Assessment Rate	6.765	Above Grade Area	-
Bldg #	-	First Floor Area	-
Style Description	MOBILE HOME	Above First Floor Area	0
Property Description	MOBILE HOME	Lower Level Living Area	0
Year Built	1974	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	-
Number of Rooms	-	Garage Description	-
Number of Bedrooms	-	Garage Area	-
Number of Baths	-	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	MOBILE ON OWNED LAND	6.765	88.83 Acres	\$721,491
2	WELL AND SEPTIC	6.765	0 Acres	\$5,000
3	POLITICAL SUBDIVISION	27.900	11.05 Acres	\$96,526

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	05/31/2023	\$10,620,200	Exempt or Partially Exempt	223045598
+	05/31/2023	\$0	-	223045599
+	01/06/2011	\$0	-	211001958
+	12/30/2010	\$0	-	210133889
+	12/22/2010	\$0	-	210130715

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EL PASO COUNTY CONSERVATION	0.000	MARIAH HUDSON	(719) 600-4706



No Photo Available



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