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.

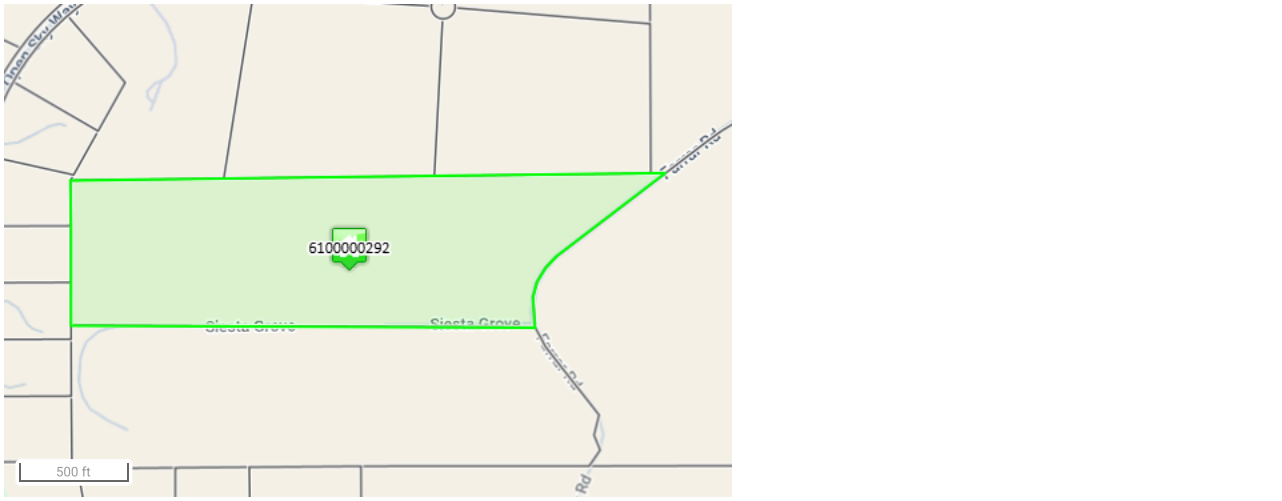
Thank you for your support and commitment to your fire department.

6100000292

15850 SIESTA GRV

Total Market Value
$909,022





Owner:	**DASSONVILLE QUENTIN**
Mailing Address:	**15850 SIESTA GRV COLORADO SPRINGS CO 80908-2014**
Location:	**15850 SIESTA GRV**
Tax Status:	**Taxable**
Zoning:	**RR-5**
Plat No:	-
Legal Description:	**TRACT IN S2 OF SEC 25-11-66 AS FOLS: COM AT N4 COR OF SD SEC, TH N 89<15'32" E 1333.49 FT TO NE COR OF W2E2 OF SD SEC, S 00<23'13" E 1995.85 FT, S 22'08" W 30.0 FT TO C/L OF 60.0 FT EASEMENT, SWLY ALG ARC OF CUR WITH A RAD OF 270.0 FT C/A OF 90<, AN ARC DIST OF 424.12 FT, S 89<22'08' W ALG SD C/L 131.0 FT, SWLY ALG ARC OF CUR WITH A RAD OF 1038.49 FT C/A OF 37<15'02" AN ARC DIST OF 675.17 FT, TH S 52<07'06" W 285.99 FT FOR POB, TH CONT ON SAME COURSE 592.62 FT TO POINT OF CUR, SLY ALG ARC OF CUR WITH A RAD OF 295.39 FT C/A OF 70<53'16", AN ARC DIST OF 365.46 FT, S 89<18'50" W 2136.45 FT, N 00<26'08" W 665.0 FT, N 89<18'50" E 2665.46 FT TO SE COR OF NW4 OF SD SEC 25, TH N 89<18'50" E 48.17 FT TO POB**

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	**$1,960**	**$490**	**$490**
Improvement	**$907,062**	**$68,910**	**$66,710**
Total	**$909,022**	**$69,400**	**$67,200**

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	GRAZING - 25 ACRES PER ANIMAL UNIT	25.00	25.00	35.08 Acres	$1,960

BUILDING DETAILS

RANCH 1 STORY (1) MARKET VALUE $879,405

Property Description	**AG RESIDENCE**	Above Grade Area	**2,354**
Style Description	**RANCH 1 STORY**	First Floor Area	**2,354**
School Asmt Rate	**7.050**	Above First Floor Area	**0**
Non School Asmt Rate	**6.800**	Lower Level Living Area	**0**
Bldg #	**1**	Total Basement Area	**1,148**
Year Built	**1991**	Finished Basement Area	**1,125**
Dwelling Units	**1**	Garage Description	**Attached**
Number of Bedrooms	**4**	Garage Area	**1,360**
Number of Baths	**4.5**	Carport Area	**-**
Market Value **$879,405**			

School Asmt Rate	**25.000**	Sprinkler	**N**
Non-School Asmt Rate	**25.000**	Bldg #	**2**
Use	**FARM IMPLEMENT-EQUIP SHOP**	Occup 1	**476**
Year Built	**1991**	Occup 2	**-**
Area	**1536**	HVA 1	**None**
Class	**D**	HVA 2	**-**
Quality	**Low**	Wall Height	**12**
Stories	**1**	Land Size	**-**
Perimeter	**160**	Neigh #	**94**
# Units	**0**		
Market Value **$14,123**			

BARN (3) MARKET VALUE $5,523

BARN (4) MARKET VALUE $7,619

FARM UTILITY BUILDING (5) MARKET VALUE $392

SALES HISTORY

Schedule No	**6100000292**	Reception	**225017871**
Book	-	Page	-
Balloon	**No**	PP/Good Will	**$0**
Related Parties	-	Trade/Exch	-
Condition	**Average**	Term	**Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$790,000**
Down Pmt	**$410,000**		
Grantee	**DASSONVILLE QUENTIN**	Grantor	**EWELL JONATHAN J TRUST**

+ 08/02/2004 $0 - 204129023

Schedule No	**6100000292**	Reception	**204129023**
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	-	Trade/Exch	-
Condition	-	Term	**Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$0**
Down Pmt	**$0**		
Grantee	**JONATHAN J EWELL TRUST**	Grantor	**EWELL JONATHAN JAMES**

+ 06/20/2003 $0 - 203139565

Schedule No	**6100000292**	Reception	**203139565**
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	-	Trade/Exch	-
Condition	-	Term	**Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$0**
Down Pmt	**$0**		
Grantee	**EWELL JONATHAN JAMES**	Grantor	**EWELL SUSAN M LEWIS**

+ 05/01/1983 $0 - -

Schedule No	**6100000292**	Reception	-
Book	-	Page	-
Balloon	-	PP/Good Will	**$0**
Related Parties	-	Trade/Exch	-
Condition	-	Term	**Month(s): 0**
Financing	**New 0% Fixed**	Amt. Financed	**$0**
Down Pmt	**$0**		
Grantee	-	Grantor	-

TAX ENTITY AND LEVY INFORMATION

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15850 SIESTA GRV

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TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
LEWIS-PALMER SCHOOL DISTRICT #38	36.000	BRETT RIDGWAY	(719)488-4705
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
BLACK FOREST FIRE PROTECTION DISTRICT	15.650	RACHEL DUNN	(719)495-4300
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706

MAP SHEET

Click to view Map Sheet 1

Disclaimer

Please read: Global Terms of Service

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.