



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Web- www.bffire.org

FIRE PREVENTION

“Always Ready, Always Forward, Always Learning.”

FIRE COMMITMENT LETTER

To Whom It May Concern:

Black Forest Fire Rescue provides firefighting 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 firefighting services from Black Forest Fire Rescue.

The property tax record can be searched for and located at the El Paso County Assessor website:

<https://assessor.elpasoco.com>

Search for the property 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 Black Forest Fire Rescue website: <https://www.bffire.org> provides all the information a property owner, or their designee, needs to determine the operational capabilities of the department in serving the property.

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

“Serving the citizens of Black Forest since 1945”

EL PASO COUNTY - COLORADO

5200000552
34-12-65

Total Market Value
\$551,159

OVERVIEW

Owner:	CLASSIC SRJ LAND LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO, 80921
Location:	34-12-65
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	A TR OF LAND BEING IN THE W2 OF SEC 34-12-65 LYING W OF A TR OF LAND DESC BY REC# 220177525 & LYING E OF A TR OF LAND DESC BY REC# 216105298

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$551,159	\$153,700
Improvement	\$0	\$0
Total	\$551,159	\$153,700

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	90 Acres	\$5,099
2	VACANT LAND > 100 ACRES	27.900	71.85 Acres	\$546,060

SALES HISTORY

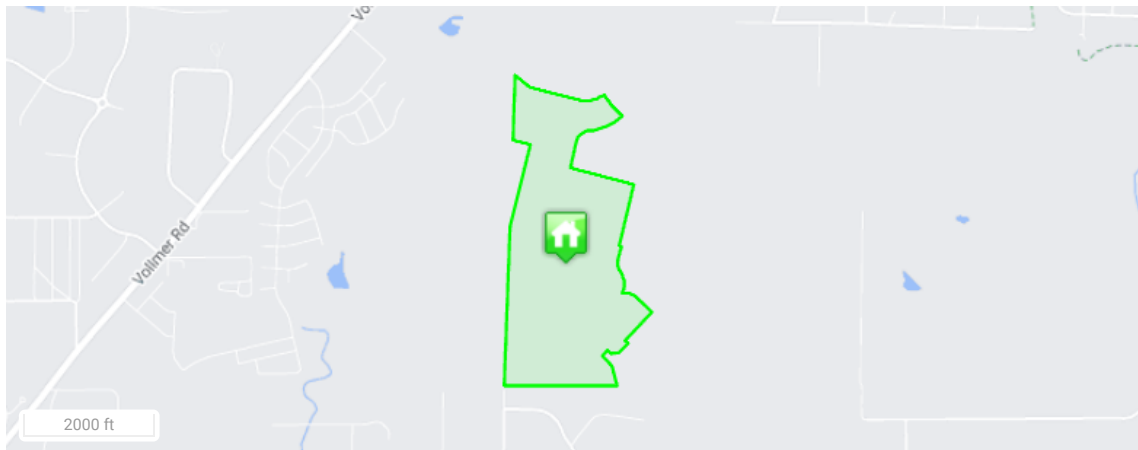
	Sale Date	Sale Price	Sale Type	Reception
+	12/22/2021	\$0	-	221232397
+	12/22/2021	\$0	-	221232399
+	12/22/2021	\$13,049,672	Multiple properties; Vacant land	221232398
+	11/04/2020	\$0	-	220177525

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SKA** Levy Year: **2022** Mill Levy: **138.525**

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
EL PASO COUNTY SCHOOL NO 49	45.159	RON SPRINZ	(719) 495-1109
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
STERLING RANCH METRO #1	66.841	SR LAND LLC	(719) 339-1149



No Photo Available



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

5233000018
33-12-65

Total Market Value
\$347,690

OVERVIEW

Owner:	CLASSIC SRJ LAND LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO, 80921
Location:	33-12-65
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	A TR OF LAND BEING IN THE E2 OF SEC 33-12-65 DESC AS FOLS: BEG AT THE SE COR OF SD SEC, TH S89-12-24W 1662.49 FT, TH N00-00-00E 1152.19 FT, TH N76-19-20E 658.21 FT, TH ALG THE ARC OF A CUR TO THE L HAVING A RAD OF 1460.00 FT, A C/A OF 62-50-52, AN ARC DIST OF 1601.47 FT, WHICH CHORD BEARS N44-53-55E 1522.38 FT, TH N13-28-29E 51.13 FT, TH S01-30-45W 2413.77 FT TO POB.

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$347,690	\$97,010
Improvement	\$0	\$0
Total	\$347,690	\$97,010

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 35 AND < 100 ACR	27.900	52.98 Acres	\$332,714
2	EARTH & STONE	27.900	4 Acres	\$14,976

SALES HISTORY

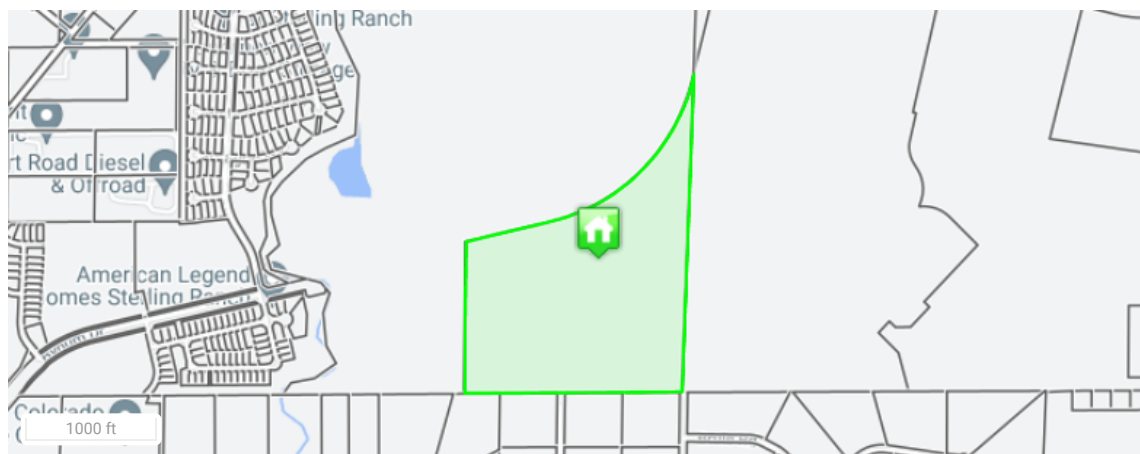
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+	11/04/2020	\$0	-	220177525

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JHN** Levy Year: **2022** Mill Levy: **146.396**

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
STERLING RANCH METRO #1	66.841	SR LAND LLC	(719) 339-1149



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