

El Paso County - Colorado

5230400003
SEC 30 & 31-12-65

Total Market Value
\$4,154

OVERVIEW

Owner:	JENKINS DAVID D, C/O NOR'WOOD DEV
Mailing Address:	111 S TEJON ST STE 222 COLORADO SPRINGS CO 80903-2246
Location:	SEC 30 & 31-12-65
Tax Status:	Taxable
Zoning:	-
Plat No:	-
Legal Description:	TR OF LAND IN THE S3 SEC 30 AND NE4 SEC 31-12-65 LY NLY OF REVEL AT WOLF RANCH FIL. NO. 6 AND REVEL AT WOLF RANCH FIL. NO. 7, NLY AND ELY OF A TR DESC BY REC. NO. 221037437, SLY OF A TR DESC AS FOLS; TR IN SEC30-12-65 & W2 SEC 25-12-66 DESC AS FOLS: BEG AT NW COR OF TR DESC BY REC# (206074021), TH N 00<17'44" W 3414.35 FT, N N 89<25'26" E 1316.49 FT, N 00<1744" W 1322.37 FT, N 89<27'42" E 995.51 FT, S 00<27'22" E 30.00 FT, N 89<27'42" E 325.09 FT, TH N 89<17'04" E 2765.01 FT, N 89<16'51" E 2608.84 FT, S 00<03'08" E 2617.74 FT, S 00<02'41" E 1405.05 FT, S 89<48'09" W 651.02 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1080.0 FT A C/A OF 20<53'14" AN ARC DIST OF 393.72 FT, TH N 69<18'37" W 751.33 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1580.0 FT A C/A OF 30<27'01" AN ARC DIST OF 839.70 FT TO A PT OF REVERSE CUR, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1320.0 FT A C/A OF 103<52'15" AN ARC DIST OF 2393.01 FT, TH S 37<16'09" W 510.08 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 780.0 FT A C/A OF 24<28'26" AN ARC DIST OF 333.18 FT, TH S 61<44'34" W 1924.97 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 780.0 FT A C/A OF 32<09'25" AN ARC DIST OF 437.77 FT, TH N 86<06'00" W 813.24 FT TO POB, EX THAT TR DESC BY REC # (202166047) EX PT PLATTED TO WOLF RANCH TANK SITE 52000-00-334 & 52000-00-335, EX TRACT CONV BY REC #206088609, 214103536, 216061658, 217041851, 217144878, 21754826, 218027762, 219045108, EX THAT PT PLATTED TO WOLF RANCH NORTH FIL NO 3 & 4, EX TRACTS CONV BY REC # 219161438, 219161455, 219161468 & THAT PT PLATTED TO WOLF RANCH NORTH FIL NO 5, EX THAT PT PLATTED TO HIGHLINE AT WOLF RANCH FIL NO 6, EX THAT PT CONVEYED BY REC NO 221037437, EX THAT PT CONVEYED BY REC NO 222001858 & EX THAT PT LY SWLY OF THE TR CONVEYED BY REC NO 222001858, EX THAT PT CONV BY REC #222002721 AND #222035379, WLY OF BLACK FOREST RD, EX THAT PT PLATTED TO REVEL TERRACE AT WOLF RANCH, EX THAT PT PLATTED TO BRIARGATE PARKWAY AT WOLF RANCH FIL. NO. 2, EX THAT PT PLATTED TO AND LY SLY OF EDGE AT WOLF RANCH, EX THAT PT PLATTED TO AND LYING WLY OF LAKESIDE HEIGHTS AT WOLF RANCH FIL. NO. 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$4,154	\$1,120	\$1,120
Improvement	\$0	\$0	\$0
Total	\$4,154	\$1,120	\$1,120

LAND DETAILS

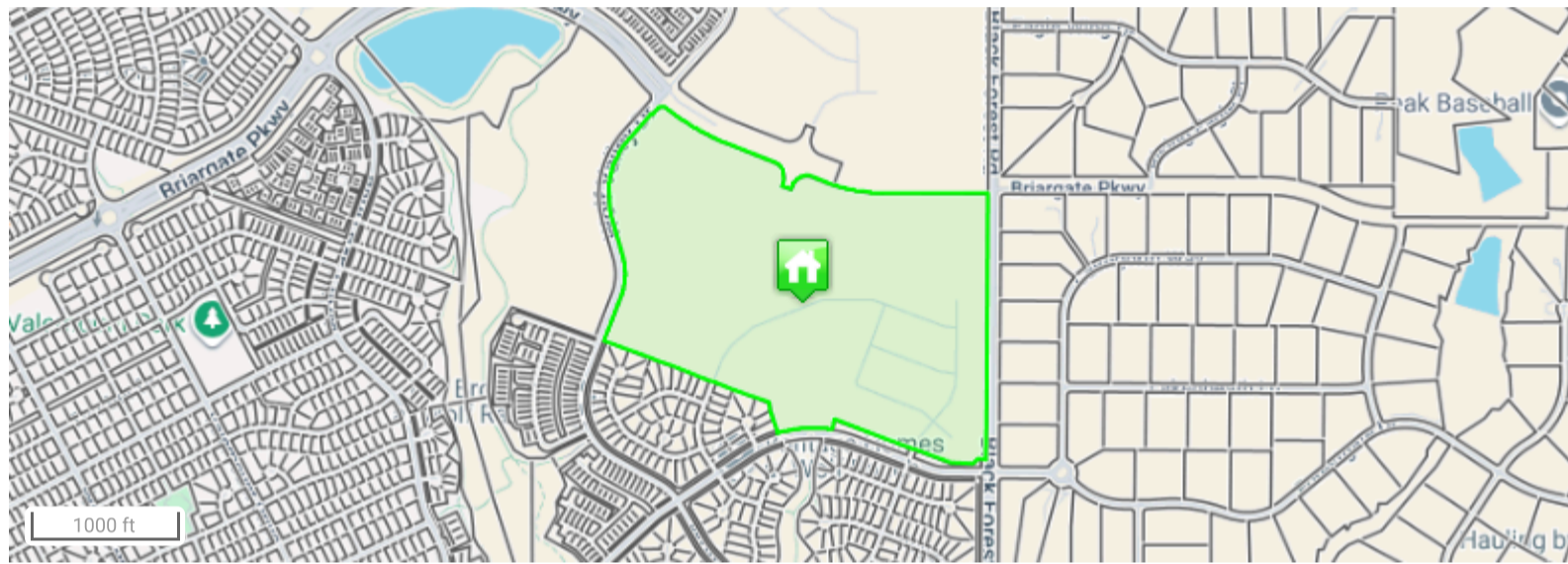
SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	GRAZING - 30 ACRES PER ANIMAL UNIT	27.00	27.00	94.59 Acres	\$4,154

TAX ENTITY AND LEVY INFORMATION

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	6.857	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
CITY OF COLORADO SPRINGS	3.009	CITY OF CS-CFO	(719)385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719)520-6498
ACADEMY SCHOOL DISTRICT #20	45.459	BECKY ALLAN	(719)234-1200
PIKES PEAK LIBRARY DISTRICT	2.938	KIM HOGGATT	(719)531-6333
SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT	0.850	JAMES BRODERICK	(719)948-2400
EL PASO COUNTY CONSERVATION DISTRICT	0.000	KATHERINE MILLER	(719)600-4706
BLACK FOREST FIRE PROTECTION DISTRICT (OPS)	0.000	RACHEL DUNN	(719)495-4300
UPPER COTTONWOOD CREEK METRO DISTRICT #4	61.770	CLIFTONLARSONALLEN LLP	(719)635-0330

MAP SHEET

[Click to view Map Sheet 1](#)



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.