



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

5219000101
10650 BLACK FOREST RD

Total Market Value
\$490,394

OVERVIEW

Owner:	NABULSI TAHER CO-TRUSTEE, ABUSHABAN ROLA CO-TRUSTEE, NABULSI-ABUSHABAN FAMILY TRUST
Mailing Address:	14384 WHISPERING RIDGE RD SAN DIEGO CA, 92131-4268
Location:	10650 BLACK FOREST RD
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	E 990.0 FT OF S 1155.0 FT EX S 30.0 FT, EX E 30.0 FT OF SEC 19-12-65

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$475,100	\$33,970
Improvement	\$15,294	\$1,090
Total	\$490,394	\$35,060

RESIDENTIAL - MOBILE HOME (7)

Market Value \$0

Assessment Rate	7.15	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	2004	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	-	Garage Description	-
Number of Bedrooms		Garage Area	-
Number of Baths	-	Carport Area	-

COMMERCIAL - SHEDS/MISCL (1)

Market Value \$4,304

Assessment Rate	7.15	Sprinkler	N
Bldg #	1	Elevator	N
Use	Sheds/Miscl	Occup 1	477
Year Built	1978	Occup 2	
Area	1752	HVA 1	
Class	D	HVA 2	
Quality	1.5	Wall Height	8
Stories	1	Land Size	1080288
Perimeter	176	Neigh #	94
# Units			

COMMERCIAL - SHEDS/MISCL (2)

Market Value \$3,640

Assessment Rate	7.15	Sprinkler	N
Bldg #	2	Elevator	N
Use	Sheds/Miscl	Occup 1	102
Year Built	1978	Occup 2	
Area	624	HVA 1	
Class	D	HVA 2	
Quality	1.0	Wall Height	9
Stories	2	Land Size	1080288
Perimeter	100	Neigh #	94
# Units			

COMMERCIAL - SHEDS/MISCL (3)Market Value **\$621**

Assessment Rate	7.15	Sprinkler	N
Bldg #	3	Elevator	N
Use	Sheds/Miscl	Occup 1	477
Year Built	1978	Occup 2	
Area	224	HVA 1	
Class	D	HVA 2	
Quality	1.0	Wall Height	8
Stories	1	Land Size	1080288
Perimeter	60	Neigh #	94
# Units			

COMMERCIAL - SHEDS/MISCL (4)Market Value **\$3,451**

Assessment Rate	7.15	Sprinkler	N
Bldg #	4	Elevator	N
Use	Sheds/Miscl	Occup 1	476
Year Built	2000	Occup 2	
Area	936	HVA 1	
Class	D	HVA 2	
Quality	1.5	Wall Height	10
Stories	1	Land Size	1080288
Perimeter	124	Neigh #	94
# Units			

COMMERCIAL - SHEDS/MISCL (5)Market Value **\$487**

Assessment Rate	7.15	Sprinkler	N
Bldg #	5	Elevator	N
Use	Sheds/Miscl	Occup 1	477
Year Built	1978	Occup 2	
Area	168	HVA 1	
Class	D	HVA 2	
Quality	1.0	Wall Height	8
Stories	1	Land Size	1080288
Perimeter	52	Neigh #	94
# Units			

COMMERCIAL - SHEDS/MISCL (6)Market Value **\$2,791**

Assessment Rate	7.15	Sprinkler	N
Bldg #	6	Elevator	N
Use	Sheds/Miscl	Occup 1	477
Year Built	2007	Occup 2	
Area	1063	HVA 1	
Class	D	HVA 2	
Quality	1.5	Wall Height	8
Stories	1	Land Size	1080288
Perimeter	134	Neigh #	94
# Units			

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	MOBILE ON OWNED LAND	7.150	24.8 Acres	\$470,100
2	WELL AND SEPTIC	7.150	0	\$5,000

SALES HISTORY

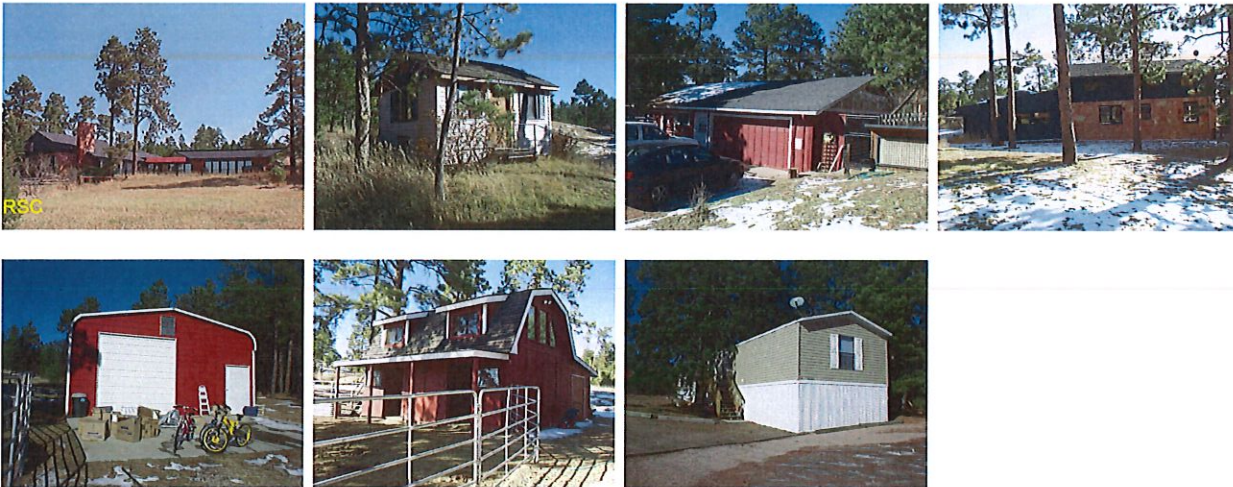
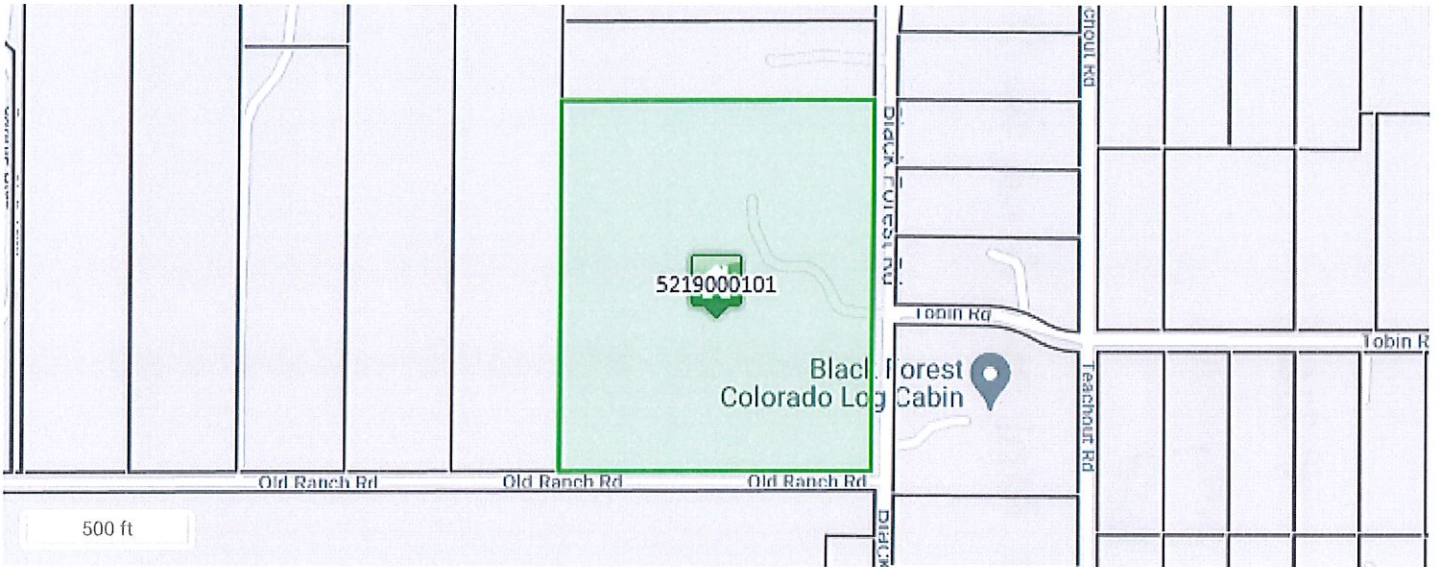
	Sale Date	Sale Price	Sale Type	Reception
+	09/19/2005	\$0	-	205147184
+	08/23/2005	\$950,000	Multiple res. improvements	205130490
+	01/14/2003	\$0	-	203008924
+	01/14/2003	\$735,000	Multiple res. improvements; Commercial/Residential	203008926

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **JCX** Levy Year: **2021** Mill Levy: **81.947**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
ACADEMY SCHOOL NO 20	56.507	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.490	MIKE VARNET	(719) 531-6333
BLACK FOREST FIRE PROTECTION	14.500	FIRE CHIEF	(719) 495-4300
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



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.



COLORADO SPRINGS FIRE DEPARTMENT
Division of the Fire Marshal

December 20, 2018

The Colorado Springs Fire Department has instituted a new process for all locally licensed fire protection contractors who inspect, test, and maintain fire protection systems within the City of Colorado Springs. Effective **January 1, 2019**, all fire protection system inspection, test, and maintenance (ITM) reports are required to be submitted to the Colorado Springs Fire Department electronically via The Compliance Engine's online system at www.thecomplianceengine.com. The Colorado Springs Fire Department will no longer accept reports to be submitted directly to us.

This new process will assist the Colorado Springs Fire Department in tracking and ensuring the reliability of fire protection systems within our jurisdiction. Accurate and timely inspection reporting, combined with this new tracking capability, will not only reduce false fire alarms, but also ensure that all systems are tested, as well as expedite repairs of impaired or deficient fire protection systems.

Fire Protection Contractors:

In order to submit service reports you must first register your company at www.thecomplianceengine.com. For questions or technical support, please contact The Compliance Engine directly through Brycer Support at 855-279-2371. All compliant and deficient ITM reports must be submitted by licensed fire protection contractors as soon as possible, but no later than 30 days of the service inspection date. However, all system impairments must be reported immediately.

For Business Owners and Property Managers:

Once your fire protection system inspection is reported by a locally licensed fire protection contractor, you will be notified of any system deficiencies requiring service or repair. The notifications will come from The Compliance Engine on behalf of the Colorado Springs Fire Department. In order for your system to obtain compliant status, all reported impairments and/or deficiencies will need to be corrected. Failure to correct impairments and/or deficiencies will result in a visit by a fire inspector and an order notice requiring you to make the necessary repairs to your system.

Once your fire protection system is registered in the tracking system, you will receive notification from The Compliance Engine, on behalf of the Colorado Springs Fire Department, when your system is due for its next required inspection, testing, and maintenance. Failure to schedule your required ITM will result in a visit from a fire inspector to ensure that compliance is maintained.



Colorado Springs Fire Department
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Colorado Springs, CO 80910-3191
TEL 719-385-5950



"Providing the highest quality problem solving, fire and rescue service to our community since 1894."