



Black Forest Fire Rescue Protection District

11445 Teachout Rd. Colorado Springs, CO 80908

719-495-4300

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:

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: 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.

"Always Ready. Always Forward. Always Learning."

EL PASO COUNTY - COLORADO621000002
3250 SHOUP RDTotal Market Value
\$79,403**OVERVIEW**

Owner: NEW BREED RANCH INC, C/O JAMES SCOTT
 Mailing Address: 12750 OAK CLIFF WAY COLORADO SPRINGS CO, 80908-3734
 Location: 3250 SHOUP RD
 Tax Status: Taxable
 Zoning: PUD RR-5

Plat No:
 Legal Description:

TRACT IN SEC 10 AND IN NW4 SEC 15-12-66 AS FOLS; BEG AT NE COR OF W2SE4 SEC 10, TH SLY ON ELY LN TO INTSEC NLY LN OF SHOUP RD, TH WLY ON NLY LN OF SHOUP RD TO INTSEC WITH W LN OF NW4 SEC 15, TH N TO NW COR OF SEC 15, TH N 1<10'40" W 1924.90 FT M/L ON W LN SEC 10 TH S 01<10'40" E 723.0 FT FROM NW COR OF SW4 OF SD SEC 10, TH N 39<50' E 270.56 FT, N 23<19' W 189.70 FT, N 12<38' E 583.11 FT, N 47<02' E 226.04 FT, N 35<40' E 208.67 FT, N 42<00' E 243.40 FT, N 51<47' E 231.32 FT, N 7<24' E 439.18 FT, N 75<32' E 455.49 FT, N 66<00' E 230.54 FT, N 76<30' E 344.84 FT, N 31<33' E 228.28 FT, N 71<48' E 370.24 FT, N 55<47' E 858.58 FT, N 77<02' E 230.75 FT, N 40<28' E 248.57 FT TO INTSEC N LN OF SD SEC 10, S 89<56' E 1720.42 FT ON N LN TO NE COR SEC 10, S 00<50' E 726.30 FT ON E LN OF SEC 10, N 68<30' W 696.70 FT, S 6<08' W 463.48 FT, S 16<32' E 1054.34 FT TO INTSEC NWLY LN OF TR DES IN BK 847-440, SWLY ON NWLY LN 145.57 FT TO ANG PT, TH SWLY ON WLY LN OF SD TR TO S LN OF NE4 SEC 10, TH W ON S LN 646.15 FT M/L TO POB, EX THAT PT PLATTED TO NEW BREED RANCH FIL 1 & 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$20,332	\$4,400
Improvement	\$59,071	\$14,800
Total	\$79,403	\$19,200

RANCH (1)

Assessment Rate	6.95	Above Grade Area	1,401	Market Value	\$8,304
Bldg #	1	First Floor Area	1,401		
Style Description	RANCH	Above First Floor Area	0		
Property Description	AG RESIDENCE AVG QUAL	Lower Level Living Area	0		
Year Built	1959	Total Basement Area	-		
Dwelling Units	1	Finished Basement Area	Attached		
Number of Rooms	5	Garage Description	275		
Number of Bedrooms	3	Garage Area	-		
Number of Baths	1.50	Carport Area	-		

MOBILE HOME ON AG LAND (7)

Assessment Rate	6.95	Above Grade Area	-	Market Value	\$0
Bldg #	-	First Floor Area	-		
Style Description	MOBILE HOME ON AG LAND	Above First Floor Area	0		
Property Description	MOBILE HOME ON AG LAND	Lower Level Living Area	0		
Year Built	1968	Total Basement Area	-		
Dwelling Units	1	Finished Basement Area	-		
Number of Rooms	-	Garage Description	-		
Number of Bedrooms	-	Garage Area	-		
Number of Baths	-	Carport Area	-		

Sprinkler N
 Elevator N
 Occup 1 477
 Occup 2
 HVA 1
 HVA 2
 Wall Height 8
 Land Size 12156289
 Neigh # 94

26.40
 Bldg # 5
 Use UTILITY BUILDING
 Year Built 1970
 Area 551
 Class D
 Quality 1.0
 Stories 1
 Perimeter 96
 # Units

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	279.07 Acres	\$15,332
2	WELL AND SEPTIC	6.950	0	\$5,000

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

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Disclaimer