



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

5300000743
VOLLMER RD

Total Market Value
\$511,534

OVERVIEW

Owner:	RHETORIC LLC
Mailing Address:	20 BOULDER CRESCENT COLORADO SPRINGS CO, 80903
Location:	VOLLMER RD
Tax Status:	Taxable
Zoning:	I-3 CAD-O
Plat No:	-
Legal Description:	A TR OF LAND BEING IN THE N2 OF SEC 5-13-65 DESC AS FOLS: COM AT THE N4 COR OF SEC 4-13-65, TH S89-04-30W 2579.58 FT TO POB; TH S06-22-37W 1009.80 FT, TH S89-16-22W 1460.40 FT, TH N00-43-38W 1000.44 FT, TH N89-14-13E 259.23 FT, TH CONT N89-12-38E 1326.06 FT TO POB, EX THAT PT PLATTED TO STERLING RANCH FIL NO 2

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$511,534	\$142,720
Improvement	\$0	\$0
Total	\$511,534	\$142,720

No buildings to show.

LAND DETAILS

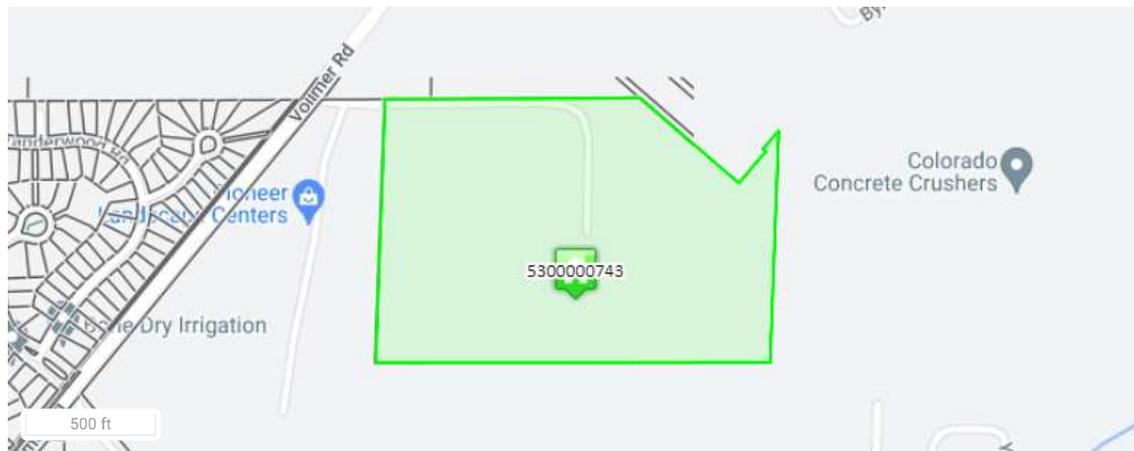
Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 10 AND < 35 ACRS	27.900	32.62 Acres	\$511,534

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SBA** Levy Year: **2022** Mill Levy: **71.684**

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



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.