

OVERVIEW

Owner:	PULPIT ROCK INVESTMENTS LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO 80921
Location:	HIGHWAY 83
Tax Status:	Taxable
Zoning:	PDZ UV
Plat No:	-
Legal Description:	THAT PT OF S2 OF SEC 16-12-66 & N2 OF SEC 21-12-66 DESC AS FOLS: COM SE COR OF REC #097034010 SD PT BEING ON THE NLY R/W OF NEW LIFE DR (OLD ALIGNMENT OF CO HWY 83 BK 2105-820), TH ALG NLY R/W TH FOL COURSES, TH N 89<11:35 E 781.96 FT TO A PT ON CUR, TH ALG ARC OF CURVE TO L HAVING A RAD 1372.50 FT WHOSE CENTER BEARS N 10<09:01 W A DIST OF 203.03 FT TO THE POB, TH N 18<37:34 W 150.44 FT, TH ALG ARC OF CURVE TO R HAVING A RAD OF 500.00 FT A DIST OF 20.61 FT, TH N 16<15:50 W 1249.82 FT, N 88<02:11 E 62.42 FT, TH ALG ARC CURVE TO L HAVING A RAD OF 486.70 FT A C/A 30<41:20 A DIST OF 260.69 FT, N 57<20:51 E 180.15 FT, TH ALG ARC CURVE TO L HAVING A RAD OF 542.70 FT A DIST OF 477.31 FT, TH N 06<57:19 E 318.96 FT, TH ALG ARC CURVE TO R HAVING A RAD OF 313.30 FT A DIST OF 175.84 FT, TH N 39<06:44 E 24.03 FT, TH ALG A CURVE TO R HAVING A RAD OF 513.30 FT A DIST OF 189.42 FT, TH N 60<15:21 E 480.85 FT, TH S 15<48:12 E 14.15 FT, TH ALG ARC OF CURVE TO R HAVING A RAD 472.00 FT A CA/ 42<18:12 A DIST OF 348.49 FT, TH S 26<30:00 W 321.60 FT, TH ALG ARC OF CURVE TO L HAVING A RAD OF 528.00 FT A C/A 45<00:52 A DIST OF 414.82 FT, TH ALG ARC OF A CURVE TO L HAVING A RAD OF 522.40 FT A C/A WHOSE CENTER BEARS N 74<19:35 E A C/A 18<44:44 A DIST OF 170.92 FT, TH ALG ARC OF CURVE TO L HAVING A RAD 536.00 FT A C/A 15<14:17 WHOSE CENTER BEARS N 53<06:04 A DIST OF 142.55 FT, TH S 52<08:13 E 151.67 FT TO PT ON THE WLY R/W LN OF HWY 83, TH ALG WLY R/W S 20<43:11 W 91.17 FT TO A PT ON THE WLY BOUNDARY OF REC #204057932, TH S 26<11:32 W 1008.86 FT, TH ALG NLY R/W OF HWY 83 ON CURVE TO R HAVING A RAD 1372.50 FT A C/A N 49<04:52 W WHOSE CENTER BEARS N 49<04:52 W A DIST OF 729.54 FT TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value (School)	Assessed Value (Non-School)
Land	\$1,334,000	\$346,840	\$346,840
Improvement	\$0	\$0	\$0
Total	\$1,334,000	\$346,840	\$346,840

LAND DETAILS

SEQUENCE NUMBER	LAND USE	SCHOOL ASMT RATE	NON-SCHOOL ASMT RATE	AREA	MARKET VALUE
1	VACANT LAND, 35.0 TO 99.99	26.00	26.00	46 Acres	\$1,334,000

BUILDING DETAILS

SALES HISTORY

SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+ 07/31/2013	\$0	-	213098577

Schedule No	620000640	Reception	213098577
Book	0	Page	0
Balloon	-	PP/Good Will	\$0
Related Parties	-	Trade/Exch	-
Condition	-	Term	Month(s): 0
Financing	New 0% Fixed	Amt. Financed	\$0
Down Pmt	\$0		
Grantee	FLYING HORSE METROPOLITAN DISTRICT NO 1 & FLYING HORSE METROPOLITAN DISTRIC ETAL	Grantor	FLYING HORSE METROPOLITAN DISTRICT NO 1 & FLYING HORSE METROPOLITAN DISTRIC ETAL

TAX ENTITY AND LEVY INFORMATION

[County Treasurer Tax Information](#)

Tax Area Code: JIG Levy Year: 2026 Non-School Levy: 59.133 School Levy: 45.459

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
FLYING HORSE METRO DISTRICT #1	10.740	CLASSIC COMPANIES	(719)785-3322
FLYING HORSE METRO DISTRICT #3 - DEBT SERVICE	34.409	WOLFERSBERGER, LLC	(720)541-7725

MAP SHEET

[Click to view Map Sheet 1](#)

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