



Black Forest Fire Rescue Protection District
11445 Teachout Road
Colorado Springs, Colorado 80908
Ph-719.495.4300
Web- www.bffire.org

FIRE PREVENTION

“Always Ready, Always Forward, Always Learning.”

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:

<https://assessor.elpasoco.com>

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: <https://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.

“Serving the citizens of Black Forest since 1945”

EL PASO COUNTY - COLORADO

5227000005
SEC 27-12-65

Total Market Value
\$5,653

OVERVIEW

Owner:	VANTAGE HOMES CORP
Mailing Address:	9540 FEDERAL DR, STE 100 COLORADO SPRINGS CO, 80921
Location:	SEC 27-12-65
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TR OF LAND IN SEC 27-12-65 DESC AS FOLS: COM AT THE CENTER E 1/16 COR OF SD SEC 28, TH N80-48-17E 2690.64 FT TO A PT ON THE W LN OF THE E2W2 OF SD SEC 27 SD PT ALSO BEING THE POB; TH N00-54-30W ALG THE W LN OF THE E2W2 OF SD SEC 27 2225.04 FT TO A PT 30 FT S AND PARA TO THE N LN OF SD SEC 27, TH N88-38-53E ON SD LN 30 FT S AND PARA TO THE N LN OF SD SEC 27 890.46 FT TO THE NWLY COR OF WHMD WEST WATER TANK SUB EXEMPTION, TH ON THE WLY AND SLY BDRY OF SD WHMD WEST WATER TANK SUB EXEMPTION S01-21-06E 290.00 FT, TH N88-38-54E 200.00 FT, TH N88-38-54E 269.68 FT, TH N00-54-24W 289.77 FT, TH N89-05-33E 633.85 FT TO A PT ON THE E LN OF THE W2W2E2 OF SD SEC 27, TH S01-01-59E 2267.07 FT, TH S90-00-00W 2001.40 FT TO THE POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$5,653	\$1,490
Improvement	\$0	\$0
Total	\$5,653	\$1,490

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	99.78 Acres	\$5,653

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	12/22/2021	\$12,000,000	Vacant land; Changes not yet assessed	221232468

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **SCD** 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
EL PASO COUNTY CONSERVATION	0.000	MARIAH HUDSON	(719) 600-4706



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.

EL PASO COUNTY - COLORADO

5227000006
SEC 27-12-65

Total Market Value
\$7,094

OVERVIEW

Owner:	ARTESIA LOT HOLDINGS LLC
Mailing Address:	4400 STATE HWY 121, STE 410 THE COLONY TX, 75056
Location:	SEC 27-12-65
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TR OF LAND IN SEC 27-12-65 DESC AS FOLS: COM AT THE CENTER E 1/16 COR OF SEC 28, TH N80-48-17E 2690.64 FT TO A PT ON THE WLN E2W2 OF SEC 27 SD PT BEING THE POB; TH N90-00-00E 2001.40 FT TO THE E LN OF THE W2W2E2 OF SD SEC 27, TH S01-01-58E ALG THE E LN W2W2E2 OF SD SEC 27 2717.03 FT, TH N90-00-00W 2007.32 FT, TH N00-54-30W 2716.92 FT TO THE POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$7,094	\$1,870
Improvement	\$0	\$0
Total	\$7,094	\$1,870

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	125.23 Acres	\$7,094

SALES HISTORY

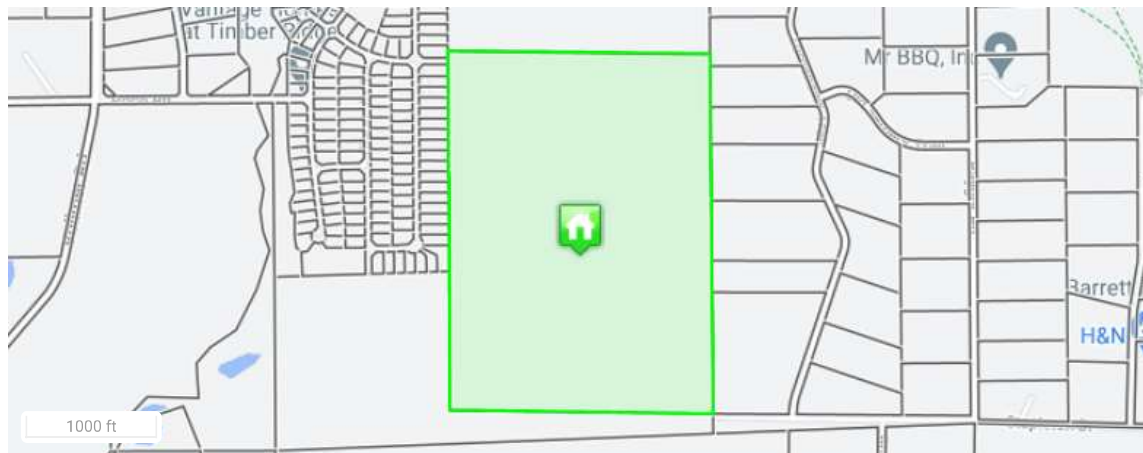
	Sale Date	Sale Price	Sale Type	Reception
+	12/22/2021	\$20,000,000	Vacant land; Changes not yet assessed	221232615

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

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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
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EL PASO COUNTY - COLORADO

5227000008
9275 ARROYA LN

Total Market Value
\$2,796

OVERVIEW

Owner:	CLASSIC SRJ LAND LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO, 80921
Location:	9275 ARROYA LN
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	W2W2E2, E2W2, SW4SW4 EX RD W/MR SEC 27-12-65 EX TR 1 CONV BY REC #210065613 & THAT PT PLATTED TO SUBDIVISION EXEMPTION FOR WHMD WEST WATER TANK, EX THAT PT CONV BY REC #221232615

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$2,796	\$740
Improvement	\$0	\$0
Total	\$2,796	\$740

No buildings to show.

LAND DETAILS

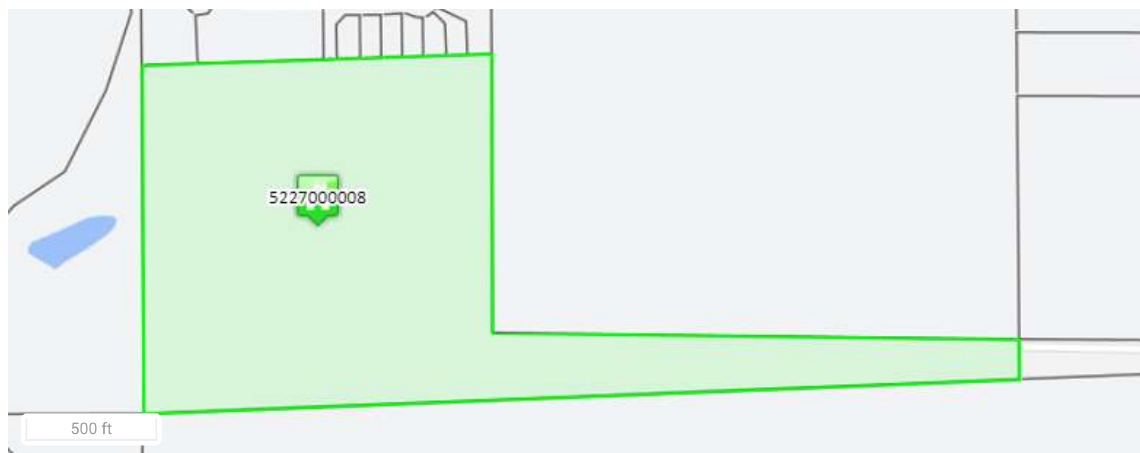
Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	49.36 Acres	\$2,796

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

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EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
EL PASO COUNTY SCHOOL NO 49	45.159	RON SPRINZ	(719) 495-1109
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EL PASO COUNTY - COLORADO

5200000553
34-12-65

Total Market Value
\$16,755

OVERVIEW

Owner:	CLASSIC SRJ LAND LLC
Mailing Address:	2138 FLYING HORSE CLUB DR COLORADO SPRINGS CO, 80921
Location:	34-12-65
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	A TR OF LAND BEING IN THE W2E2 & THE W2 OF SEC 34-12-65 LYING WITHIN THAT PT DESC BY REC # 220177525

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$16,755	\$4,420
Improvement	\$0	\$0
Total	\$16,755	\$4,420

No buildings to show.

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	AG. GRAZING LAND	26.400	295.76 Acres	\$16,755

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	12/22/2021	\$0	-	221232397
+	12/22/2021	\$0	-	221232399
+	12/22/2021	\$13,049,672	Multiple properties; Vacant land	221232398

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