

Public Record Property Information

Database Updated: 8/4/2009 12:00:00 AM Today: Wednesday, August 05, 2009 Time: 12:30:30 PM

Personal Information

Schedule No: 6330102027
Owner Name: CYGNET BUILDING HOLDINGS LLC
Location: 4325 N NEVADA AVE
Mailing Address: 31 N TEJON ST STE 500
 COLORADO SPRINGS CO 80903-1514

Previous Parcel

Replaced Parcel

Legal Description

LOT 2 NORTH NEVADA BUSINESS PARK FIL NO 3

Market Information (2009Values)

Levy Year: 2008 Mill Levy: 59.341 Exempt Status: Not Exempt

Table	Use Code	2009 Market Value	2009 Assessed Value	Exempt
Land	SPECIAL PURPOSE	\$177,760	\$51,550	
Imp	RESTAURANT	\$317,240	\$92,000	
Total Value		\$495,000	\$143,550	

Tax Entity and Levy Information

(District: FBC)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	TERRI VELASQUEZ	(719) 385-5209
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO. SPGS. SCHOOL NO. 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400

Sale Information

Seq #	Sale Date	Sale Price	Sale Type
1	09/21/1995	\$0	
2	09/21/1995	\$660,000	

3	12/31/1997	\$687,500	
4	09/15/2003	\$0	
5	12/30/2005	\$495,000	
6	07/13/2006	\$0	

Land Information

Seq #	Use	Exempt	Area
1	SPECIAL PURPOSE		39946 sq ft

Residential Information**Commercial Information**

Bldg #	Admin Code	Year Built	Neigh #	Area
1	RESTAURANT	1988	230	6,091



DISCLAIMER:

This information is for reference purposes and is deemed unofficial. It may not accurately reflect current zoning districts due to zone changes after the above effective date. For Official City Zoning information contact the City of Colorado Springs Planning department at 30 S. Nevada Ave. Suite 301. (719) 385-5905

City Zoning for Parcel #6330102027 is: PBC/cr CU

CITY ZONING LEGEND

A - Agricultural	HR - High Rise	R - Single Family Residential (Estate)
APD - Airport Planned Development	HS -Hillside	R16 - Single Family Residential (6000 sqf)
AOCAD - Airport Overlay CAD	M1 -Light Industrial	R19 - Single Family Residential (9000 sqf)
APZ1 - Airport Protection Zone 1	M2 - Heavy Industrial	R2 - Two Family Residential
APZ2 - Airport Protection Zone 2	OC - Office Complex	R4 - Eight Family Residential
C5 - Intermediate Business	OR - Office Residential	R5 - Multi Family Residential
C6 - General Business	P - Planned Provisional	RPZ - Runway Protection Zone
CR - Condition of Record	PBC - Planned Business Center	SS - Stream Side
CU - Conditional Use	PCR - Planned Cultural Resort	SU - Special Use
DF - Design Flexibility	PF - Public Facility	
FB-CEN - Form Based-Central	PIP1 - Planned Industrial Park	TND - Traditional Neighborhood Development
FB-COR - Form Based-Corridor	PIP2 - Planned Industrial Park	UV - Use Variance
FB-T1 - Form Based-Transition Sector 1	PK - Public Park	
FB-T2B - Form Based-Transition Sector 2B	PUD - Planned Unit Development	
FB-T2A - Form Based-Transition Sector 2A		

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Public Record Commercial Data

(Building # 1)

Elevator: N	Neigh #: 230	Area: 6091
Class: D	Qual: 2	Perimeter: 337
Stories: 1	# Units: 0	Land Size: 39946
Sprinkler: N	Occup 1: 350	Occup 2: 55%
Wall Height: 14.5	Year Built: 1988	HVAC: 11/96% --- 6/0%
Use: RESTAURANT		



Assessor:
Mark Lowderman

Location:
27 E. Vermijo Avenue
2nd Floor
Colorado Springs, CO
80903-2208

Telephone:
(719) 520-6600

Fax Number:
(719) 520-6635

Hours:
8:00 AM - 5:00 PM
Monday - Thursday
Offices closed:
Friday - Sunday, weekly

Send any concerns or
comments to:
asrweb@elpasoco.com

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.



Estimated Property Tax Information

(Based on year **2008** Assessed Value **\$143,550.00**)
 (Schedule # **6330102027**)

Entity Name	2008 Mill Rate (expressed in 1000ths)	Estimated Tax Amount (2008 taxes payable in 2009)
EL PASO COUNTY	0.007253	\$1,041.17
EPC ROAD & BRIDGE SHARE	0.000165	\$23.69
CITY OF COLORADO SPRINGS	0.004944	\$709.71
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.000165	\$23.69
COLO. SPGS. SCHOOL NO. 11	0.042331	\$6,076.62
PIKES PEAK LIBRARY	0.00354	\$508.17
SOUTHEASTERN COLO.WTR.CONSERVANCY	0.000943	\$135.37
EL PASO COUNTY TABOR REFUND		\$0.00
Total	0.059341	\$8,518.42

While care has been taken to provide the most up-to-date information on property tax information, please call the El Paso County Treasurer's Office at (719) 520-6666 to obtain the proper tax amount.

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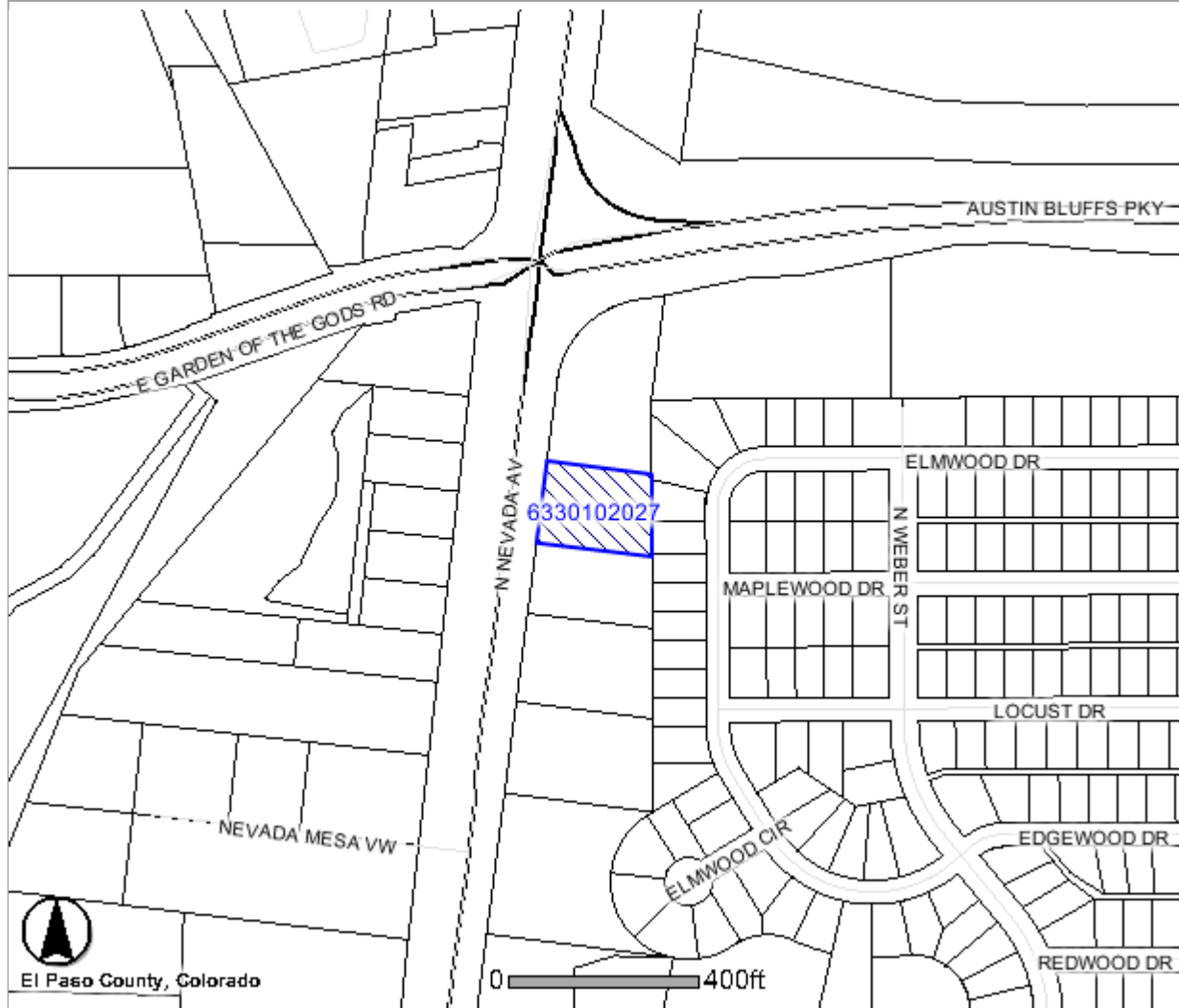
Hours:
 8:00 AM - 5:00 PM
 Monday - Thursday
 Offices closed:
 Friday - Sunday, weekly

Send any concerns or
 comments to:
asrweb@elpasoco.com

El Paso County Schedule Information

Schedule Number: 6330102027
Schedule Address: 4325 N NEVADA AVE
Schedule Owner: CYGNET BUILDING HOLDINGS LLC
Zoned: (Not County Zoned)
Area: 39,946 Square Feet

Owner Mailing Address: 31 N TEJON ST STE 500



El Paso County, Colorado

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Property Details Report
4325 N Nevada Ave Colorado Springs, CO 80907-4307
El Paso County

Owner Info:

Parcel/Tax ID:	63301-02-027	Mailing Zip4:	1514
Owner Name:	Cygnnet Building Holdings Llc	Legal Description:	Lot 2 North Nevada Business Park Fil No 3
Mailing Address:	31 N Tejon St #500	Lot Number:	2
Mailing City State:	Colorado Springs CO	Twn/Rng/Sec:	136630
Mailing Zip:	80903	Neighborhood Code:	230

Location Info:

Lot Acres:	.917	Panel Date:	03/17/1997
Lot Sq Ft:	39,946	Flood Zone Code:	X
Subdivision:	North Nevada Bus Park Flg 03	Zoning:	Pbc/Cr Cu
Census Block:	2.03	County Use Code:	Special Purpose
Carrier Route:	C026	Universal Land Use:	Miscellaneous
Flood Zone Panel:	0800600514F		

Tax Info:

Tax ID:	63301-02-027	Levy Year:	2009
Tax Year:	2008	Market Value - Land:	\$177,760
Tax:	\$8,518	Market Value - Imp:	\$521,840
Tax District:	FBC	Market Value - Total:	\$699,600

Characteristics:

Year Built:	1988	Gross Bldg less Garage:	6,091
First Floor Area:	6091	Stories:	1
Above Grade Sq Ft:	6091		

Last Market Sale:

Recording Date:	12/30/2005	Deed Type:	Special Warranty Deed
Settle Date:	12/21/2005	Buyer Name:	Cygnnet Building Holdings Llc
Sale Price:	\$495,000	Seller:	Wachovia Sba Lending Inc
Document No:	206331		

Sales History:

[More History](#)

Recording Date:	07/13/2006	12/30/2005	09/15/2003	06/24/2003
Sale Price:		\$495,000	\$528,000	\$528,000
Nominal:	Y			
Buyer Name:	Cygnnet Building Holdings Llc	Vulture Cantina Llc	Wachovia Sba Lending Inc	Wachovia Sba Lending Inc
Seller Name:	Vulture Cantina Llc	Wachovia Sba Lending Inc	Deputy Public Te Of Elpaso Cnty	Deputy Public Te Of Elpaso Cnty
Document No:	103257	206331	216135	142210
Document Type:	Quit Claim Deed	Special Warranty Deed	Public Trustees Deed	Public Trustees Deed

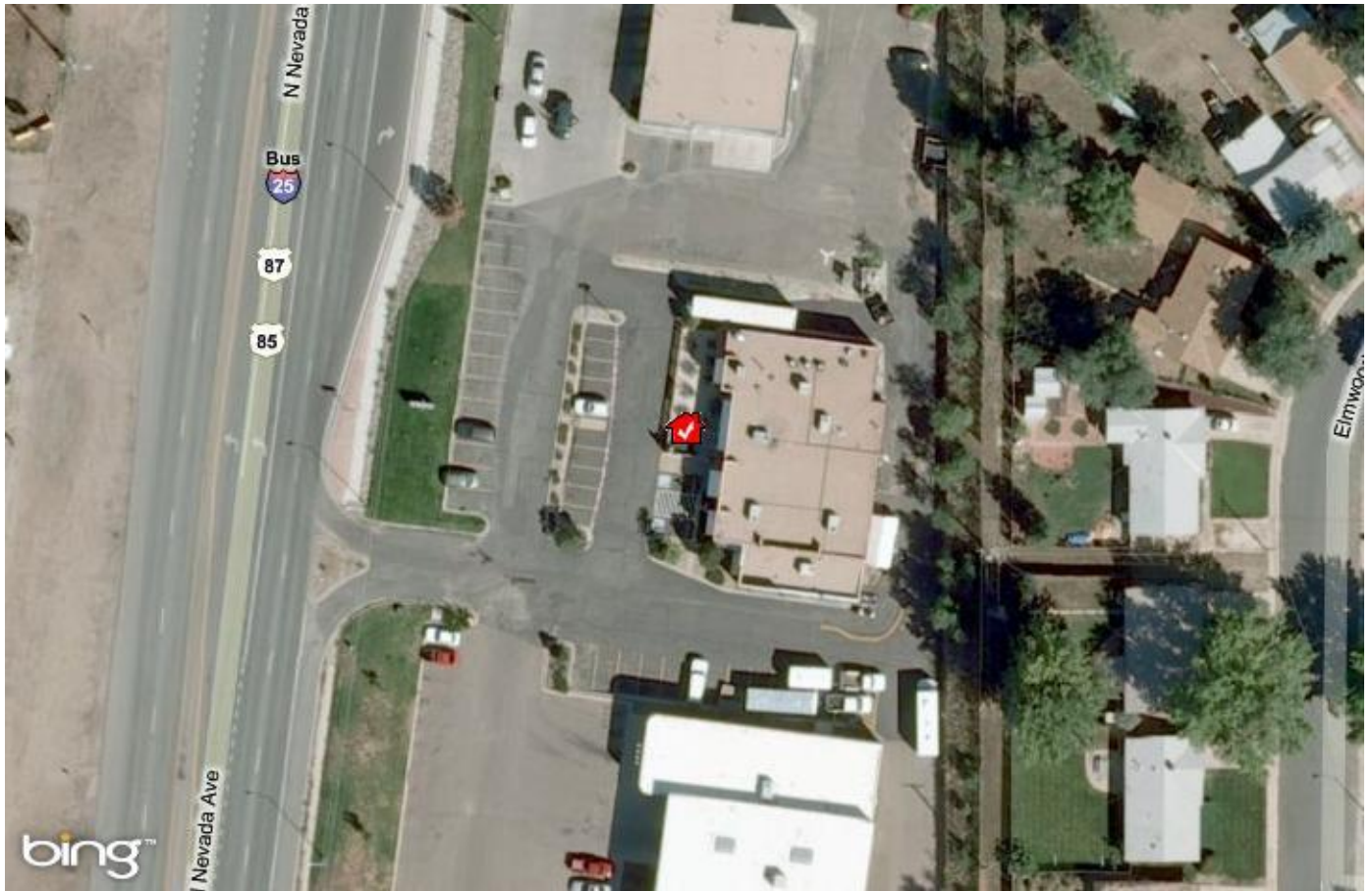
Mortgage History:

Mortgage Date:		12/30/2005	12/31/1997	12/31/1997
Mortgage Amt:		\$416,000	\$571,000	\$112,749
Mortgage Lender:		Colorado Cap Bk	Money Store Inv Corp	
Mortgage Type:		Conventional	Conventional	Conventional

Courtesy of Chuck Armstrong
 Pikes Peak REALTOR® Services Corp.

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Realist Map for Property Located At
4325 N Nevada Ave
Colorado Springs, CO 80907-4307
El Paso County



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