

EL PASO COUNTY - COLORADO

7108200022
550 ROCKRIDGE RD

Total Market Value
\$734,501

OVERVIEW

Owner:	PHILLIPS SCOTT M
Mailing Address:	PO BOX 536 PALMER LAKE CO, 80133-0536
Location:	550 ROCKRIDGE RD
Tax Status:	Taxable
Zoning:	R1
Plat No:	-
Legal Description:	TRACT IN SW4NW4 SEC 8-11-67 AS FOLS, BEG AT POI OF W SEC LN WITH NLY R/W LN OF ROCKS RIDGE RD, TH NLY ON AFSD W LN 299.33 FT TO SW COR OF BLK 50 IN GLEN PARK PALMER LAKE, ELY ALG S LN OF SD LOT 269.13 FT TO MOST SLY COR OF LOT 1 BLK H IN CHERRY HILLS, RUN ALG SLY BDRY LN OF SD BLK IN NELY DIRECTION TO AN ANG PT IN LOT 6 IN SD BLK, S 11<55'42" W 422.78 FT TO INTSEC NLY R/W LN OF ROCKS RIDGE RD AT AN ANG PT, TH WLY ALG NLY R/W LN OF AFMD RD TO POB

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$161,900	\$10,950
Improvement	\$572,601	\$38,740
Total	\$734,501	\$49,690

SPLIT LEVEL (1)

Market Value \$572,601

Assessment Rate	6.765	Above Grade Area	1,932
Bldg #	1	First Floor Area	996
Style Description	SPLIT LEVEL	Above First Floor Area	936
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1972	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	6	Garage Description	-
Number of Bedrooms	4	Garage Area	-
Number of Baths	2.00	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	6.765	3.5 Acres	\$161,900

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	04/20/2010	\$0	-	210036190
+	04/16/2007	\$386,000	Good sale; Changes not yet assessed	207050738
+	03/14/1997	\$0	-	97028725
+	04/01/1986	\$0	Cannot Verify; no TD1000	-

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: PDZ Levy Year: 2022 Mill Levy: 73.312

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.732	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF PALMER LAKE	21.238	DAWN A COLLINS	(719) 481-2953
EPC-PALMER LAKE ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	40.500	BRETT RIDGWAY	(719) 488-4705
PIKES PEAK LIBRARY	3.512	RANDALL A GREEN	(719) 531-6333
PALMER LAKE SANITATION	0.000	BECKY ORCUTT	(719) 481-2732



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.

CHAPTER 17.24. - R1 LOW DENSITY RESIDENTIAL ZONE

17.24.010. - Permitted uses.

Permitted uses in an R1 zone are as follows: Single-family dwelling and accessory uses.

(Code 1973, § 17.20.010; Ord. No. 15-1973, § III:6:a, 1973; Ord. No. 5-1999, § 3, 1999)

17.24.020. - Conditional uses.

The following conditional uses may be permitted as specified:

- (1) Education institutions, provided that a frontage of 100 feet will be necessary and that there will be 50 feet between the principal structure and the neighboring lot line and that appropriate screening will be provided and that the design of the use and grounds will be in keeping with the residential character of the neighborhood.
- (2) Foster homes, subject to the home being licensed by the state and subject to receipt by the town of notification in writing by the licensing authority that the occupant of the home is licensed and for how many children.
- (3) Churches and synagogues restricted as educational institutions.
- (4) Town, county and neighborhood parks.
- (5) Private stables and kennels, provided that the lot size is five acres or more.
- (6) Water tanks.
- (7) Day care homes.
- (8) Group homes for the aged. Owner occupied or nonprofit group homes for the exclusive use of not more than eight persons 60 years of age or older per home. The board of trustees shall consider the following criteria in determining whether a conditional use should be granted:
 - a. The size of the house and available yard space of the applicant;
 - b. Satisfactory evidence of the applicant's good character;
 - c. The character of the neighborhood surrounding the proposed group home for the aged, and in the density of the neighborhood;
 - d. The compliance of the group home with state, county and municipal health, safety and fire codes;
 - e. The number of persons 60 years of age or older who would be housed in the group home, which number shall not exceed eight;
 - f. That the proposed use is not for persons 60 years of age or older who need skilled or intermediate facilities;

g. That no other group home for the aged is located within 750 feet of the applicant;

h. The wishes and desires of nearby property owners.

(Code 1973, § 17.20.020; Ord. No. 15-1973, § III:6:b, 1973; Ord. No. 15-1978; Ord. No. 2-1980, § 3, 1980; Ord. No. 3-1985, § 2, 1985; Ord. No. 1-1986, § 20, 1986; Ord. No. 1-1987, § 2, 1987; Ord. No. 7-1990, § 6, 1990; Ord. No. 7-1992, § 3, 1992; Ord. No. 5-1999, § 8, 1999)

17.24.030. - Lot sizes and dimensions.

The sizes and dimensions for a lot in an R1 zone are as follows:

- (1) Minimum lot size: one acre.
- (2) Minimum lot width: 150-foot street frontage.
- (3) Minimum front yard setback from property line: 25 feet.
- (4) Minimum side yard setback from property line: ten feet.
- (5) Minimum rear yard setback from property line: 25 feet.

(Code 1973, § 17.20.030; Ord. No. 15-1973, § III:6:c, 1973)

17.24.040. - Structure height and area.

The structure height and area requirements for an R1 zone are as follows:

- (1) Maximum building height: 30 feet.
- (2) Maximum area covered by structure: 35 percent of lot.

(Code 1973, § 17.20.040; Ord. No. 15-1973, § III:6:d, 1973)

17.24.050. - Required off-street parking.

For required off-street parking, see chapter 17.84.

(Code 1973, § 17.20.050; Ord. No. 15-1973, § III:6:e, 1973)

17.24.060. - Signs.

Signs in the R1 zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.20.060; Ord. No. 15-1973, § III:6:f, 1973; Ord. No. 18-2000, § 5, 2000)

17.24.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.

(2) Ability to meet current county sewage disposal regulations.

(3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.20.070; Ord. No. 3-1981, § 1, 1981; Ord. No. 14-1987, § 3, 1987)

