



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:08:03
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Assessment Data					Primary Image									
Account	300001210				No Image On File									
Parcel ID	0000-10-26N-22W-4-001-00													
Cadastral ID	0000-26N-22W-10-4-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	1											
Tax Area	102 - 4R-BUFFALO													
Name ID	25091													
SHIROLA FAMILY TRUST														
4905 JUNIPER VALLEY ROAD COLORADO SPRINGS CO 80926-														
Parcel Location														
Situs	1026N22W41													
Subdivision														
Lot/Block	/	Parcel Size	160 - Acres											
Sec/Twn/Rng	10 / 26 / 22 / 4													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
Legal Description Lat/Long: 36.89621828 -99.92251430														
Building Permits														
10-26-22 SE4 BOOK 597 PAGE 590														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					768/106	SHIROLA, MATT, &	04/26/2022		04					
					508/346	THANSCHIEDT, GARRY	07/25/1995		0 FT					
					/	SHIROLA, MATT, &								
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	18,012	18,012	12%	2,161	Assessed	2,161	170.16					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	18,012	18,012		2,161	Total Taxable	2,161	170.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300001210	SHIROLA FAMILY TRUST	102	18,012	0	2,161	170.00							
2024	2024-300001210	SHIROLA FAMILY TRUST	102	18,012	0	2,157	176.00							
2023	2023-300001210	SHIROLA FAMILY TRUST	102	17,453	0	2,094	173.00							
2022	2022-300001210	SHIROLA FAMILY TRUST	102	17,453	0	2,094	172.00							
2021	2021-300001210	SHIROLA, MATT, &	102	17,453	0	2,094	173.00							
2020	2020-300001210	SHIROLA, MATT, &	102	17,453	0	2,094	172.00							
2019	2019-0001210	SHIROLA, MATT, &	102	17,453		2,094	174.00							
2018	2018-0001210	SHIROLA, MATT, &	102	17,453		2,094	174.00							
2017	2017-0001210	SHIROLA, MATT, &	102	17,453		2,094	174.00							
2016	2016-0001210	SHIROLA, MATT, &	102	17,453		2,094	178.00							
2015	2015-0001210	SHIROLA, MATT, &	102	17,453		2,094	166.00							
2014	2014-0001210	SHIROLA, MATT, &	102	17,453		2,094	168.00							
2013	2013-0001210	SHIROLA, MATT, &	102	17,453		2,094	167.00							



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Lot Data		-		Primary Image							
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
Residential Data											
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /											
								GRM Approach			
								GRM Code Gross Rent Indicated Value			
								Multiple Regression			
								MRA Code Adjusted R Indicated Value			
								Direct Comparables			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
Cost Approach		Manual :						Value Reconciliation			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 18,012 Site Improvements Total Value 18,012 0.00 Total Value Per SqFt							
Roofing Adj	+ 0.00	Garage Cost	+ 0								
Subfloor Adj	+ 0.00	Total RCN	= 0								
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0								
Plumbing Adj	+ 0.00	Lump Sums	+ 0								
Basement Adj	+ 0.00	RCNLD	= 0								
Adj Base Cost	= 0.00	Lot Value	+ 0								
Total Area	x	Indicated Value	= 0								
Adjusted Cost	= 0	Value Per SqFt	0.00								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300001210

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	NP	50			1.322	160	160	212	212
QC	QUINLAN-WDWARD 5-12%	CR	14			19.177	71	71	1,367	1,367
RD	ROUGH BROKEN LAND	CR	10			6.692	51	51	341	341
RD	ROUGH BROKEN LAND	NP	10			39.907	32	32	1,277	1,277
WA	WOODWARD 1-3%	CR	43			23.848	219	219	5,220	5,220
WA	WOODWARD 1-3%	NP	43			8.858	138	138	1,219	1,219
WB	WOODWARD 3-8%	CR	33			32.370	168	168	5,437	5,437
WB	WOODWARD 3-8%	NP	33			27.827	106	106	2,939	2,939
NP Totals						160.000			18,012	18,012
Total Agland						160.000			18,012	18,012