



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:16:22
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Assessment Data					Primary Image																																																																																																																				
Account 300001797 Parcel ID 0000-27-26N-25W-3-003-00 Cadastral ID 0000-26N-25W-27-3-003-00 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 101 - 1R-LAVERNE Name ID 24310 DURLAND, ALICE L. & JOHN R. DURLAND 273 WOODLAND WEST DR. WOODLAND PARK CO 80863- Parcel Location Situs 00813 176 RD N Subdivision Lot/Block / Parcel Size .8 - Acres Sec/Twn/Rng 27 / 26 / 25 / 3 Neighborhood 1000 - COUNTY School District 1-LAVERNE - 1-LAVERNE					<p>0000-27-26N-25W-3-003-00 ACCT # 1797 07/01/22</p> <p>1 7/5/2022</p>																																																																																																																				
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.8 Topography Street Access Utilities Amenities Method Acre Base Lot Value .80 x 5,000.00 = 4,000 Factor Value Adjustments Lot Value 4,000		<p>0000-27-26N-25W-3-003-00 ACCT # 1797 07/01/22</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	960 Total, 960 Partition
Garage Type	
Remodel	
Year/Eff Age	1965 / 67



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 :	
Base Cost	88.18	Total Misc Impr	+ 5,248
Roofing Adj	+ 4.99	Garage Cost	+
Subfloor Adj	+ 1.04	Total RCN	= 145,101
Heat/Cool Adj	+ 9.78	Depreciation (70%)	- 101,571
Plumbing Adj	+ 6.03	Lump Sums	+ 0
Basement Adj	+ 35.67	RCNLD	= 43,530
Adj Base Cost	= 145.68	Lot Value	+ 4,000
Total Area	x 960	Indicated Value	= 47,530
Adjusted Cost	= 139,853	Value Per SqFt	49.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,530		
Lot Value	4,000		
Indicated Value	47,530	49.51	Per SqFt
Agland Value			
Site Improvements	2,880		
Total Value	50,410	52.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	766	8x4		32	36.38		1,164
WODO	Wood Deck - Open	769	24x12		288	14.18		4,084



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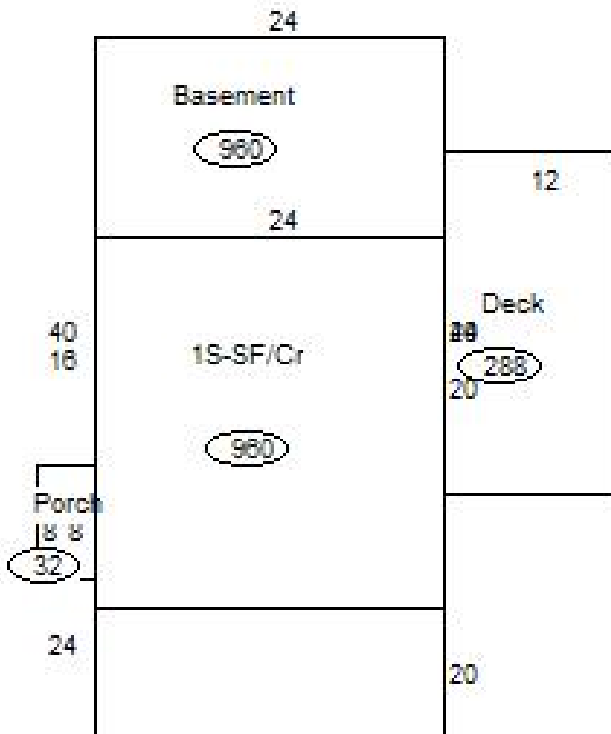
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Sketch Image

300001797



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	32	1.000	32
2	B			20	Basement	960	1.000	960
3	R	1	Crawl	20	1S-SF/Cr	960	1.000	960
4	M	WODO		20	Deck	288	1.000	288
Total Building Area						960		960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Yard Shed - Wood	15x12x6		Composition Shingle	180		
	Qual	3	Cond	3	Year	2014	Eff Age	12
							0	0
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (21.01 x 180)		3,782		3,782	1,740	2,042	
	LOAF	Loafing Shed	24x12x8		Formed Metal	288		
	Qual	3	Cond	3	Year	2010	Eff Age	16
							0	0
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (6.06 x 288)		1,745		1,745	907	838	