



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300002943				No Image On File				
Parcel ID	0000-02-27N-26W-3-001-00								
Cadastral ID	0000-27N-26W-02-3-001-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	101 - 1R-LAVERNE								
Name ID	13637								
TRENTHAM, WANDA									
4965 COLLINGSWOOD CT. HIGHLANDS RANCH CO 80130-0000									
<b>Parcel Location</b>									
Situs	227N26W31								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	2 / 27 / 26 / 3								
Neighborhood	1000 - COUNTY								
School District	1-LAVERNE - 1-LAVERNE								
<b>Legal Description</b> Lat/Long: 36.82216656 -99.59837669									
SEC. 2-27-26 W2SW4 BOOK 626 PAGE 375 TOD: BOOK 787 PAGE 198 LISA A. GIBBS & AMY D. MANLEY					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TRENTHAM, WANDA			
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	
Remove Cap		Land Value	14,111	14,111	12%	1,693	Assessed	1,693	113.75
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	14,111	14,111		1,693	Total Taxable	1,693	114.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-300002943	TRENTHAM, WANDA	101	14,111	0	1,693	114.00		
2024	2024-300002943	TRENTHAM, WANDA	101	14,111	0	1,693	113.00		
2023	2023-300002943	TRENTHAM, WANDA	101	14,111	0	1,693	114.00		
2022	2022-300002943	TRENTHAM, WANDA	101	17,798	0	2,136	145.00		
2021	2021-300002943	TRENTHAM, WANDA	101	17,798	0	2,136	147.00		
2020	2020-300002943	TRENTHAM, WANDA	101	17,798	0	2,136	145.00		
2019	2019-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2018	2018-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2017	2017-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2016	2016-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2015	2015-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2014	2014-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		
2013	2013-0002943	TRENTHAM, WANDA	101	17,798		2,136	127.00		



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<b>Lot Data</b>		-		<b>Primary Image</b>							
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>							
<b>Residential Data</b>											
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 /											
								<b>GRM Approach</b>			
								GRM Code Gross Rent Indicated Value			
								<b>Multiple Regression</b>			
								MRA Code Adjusted R Indicated Value			
								<b>Direct Comparables</b>			
								Selection Model DEFAULT DEFAULT SELECTION MODEL Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual :</b>						<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 14,111 Site Improvements Total Value 14,111 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								
<b>Miscellaneous Improvements</b>											
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr</b>	<b>Value</b>			



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### Agland Inventory

300002943

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PA	PRATT BILLOWY	IP	48			49.018	189	189	9,270	9,270
PD	PRATT LOAMY HUMMOCKY	IP	31			16.078	122	122	1,964	1,964
RC	RICHFIELD COMPLEX	IP	49			14.903	193	193	2,877	2,877
<b>IP Totals</b>						80.000			14,111	14,111
<b>Total Agland</b>						80.000			14,111	14,111