



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:34:50
 Page 1

Assessment Data	Primary Image
Account 300003112 Parcel ID 0000-16-28N-21W-3-001-00 Cadastral ID 0000-28N-21W-16-3-001-00 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 102 - 4R-BUFFALO Name ID 13695 Fractional Ownership LAYNE, MG TRUST ETAL TRUSTEE: MARILYN G. LAYNE 8427 EVERETT WAY UNIT C ARVADA CO 80005-0000 Parcel Location Situs 1628N21W31 Subdivision Lot/Block / Parcel Size 164 - Acres Sec/Twn/Rng 16 / 28 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO	<p>No Image On File</p>

Legal Description	Lat/Long: 36.88138925 -99.54381483	Building Permits
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SEC. 16-28-21 SW4 *FRACTIONAL INTEREST*	Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap		Land Value 10,328	10,328	12%	1,239	Assessed	1,239	97.56
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 10,328	10,328		1,239	Total Taxable	1,239	98.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003112	LAYNE, MG TRUST	102	10,328	0	1,239	98.00
2024	2024-300003112	LAYNE, MG TRUST	102	10,328	0	1,239	101.00
2023	2023-300003112	LAYNE, MG TRUST	102	10,328	0	1,239	102.00
2022	2022-300003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831	0	1,300	107.00
2021	2021-300003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831	0	1,300	107.00
2020	2020-300003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831	0	1,300	107.00
2019	2019-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	108.00
2018	2018-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	108.00
2017	2017-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	108.00
2016	2016-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	111.00
2015	2015-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	103.00
2014	2014-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	104.00
2013	2013-0003112	LAYNE, MARILYN GAIL (TRUST)	102	10,831		1,300	104.00



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 Page 2

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				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 Value Reconciliation Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 10,328 Site Improvements Total Value 10,328 0.00 Total Value Per SqFt				
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 /								
Cost Approach		Manual :						
Base Cost	0.00	Total Misc Impr	+ 0					
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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Page 3

Agland Inventory

300003112

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CA	CAREY SILT 1-3%	CR	50			19.345	255	255	4,923	4,923
CA	CAREY SILT 1-3%	NP	50			14.821	160	160	2,371	2,371
QA	QUINLAN LOAM	CR	11			46.983	56	56	2,631	2,631
QA	QUINLAN LOAM	NP	11			6.507	35	35	229	229
QC	QUINLAN-WDWARD 5-12%	CR	14			11.263	71	71	803	803
QC	QUINLAN-WDWARD 5-12%	NP	14			6.621	45	45	297	297
WB	WOODWARD 3-8%	CR	33			51.745	168	168	8,692	8,692
WB	WOODWARD 3-8%	NP	33			6.715	106	106	709	709
NP Totals						164.000			20,655	20,655
Total Agland						164.000			20,655	20,655