



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:39:03
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Assessment Data					Primary Image				
Account	300003410				No Image On File				
Parcel ID	0000-23-28N-23W-1-002-00								
Cadastral ID	0000-28N-23W-23-1-002-00								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	102 - 4R-BUFFALO								
Name ID	13835								
WAUGH, KYLE BRYCE									
2662 65TH AVE GREELEY CO 80634-0000									
Parcel Location									
Situs	2328N23W12								
Subdivision									
Lot/Block	/	Parcel Size	26.34 - Acres						
Sec/Twn/Rng	23 / 28 / 23 / 1								
Neighborhood	1000 - COUNTY								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.88635681 -99.64383489									
SEC.23-28-23 SW/SW/NE AND 6.34 AC TRACT IN SW/SE/NE					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					748/642	WAUGH, GLENN A, REV TRST	09/06/2019	9,413	04
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax	
Remove Cap		Land Value	2,576	2,576	12%	309	Assessed	309	24.33
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	2,576	2,576		309	Total Taxable	309	24.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300003410	WAUGH, KYLE BRYCE			102	2,576	0	309	24.00
2024	2024-300003410	WAUGH, KYLE BRYCE			102	2,576	0	309	25.00
2023	2023-300003410	WAUGH, KYLE BRYCE			102	2,576	0	309	26.00
2022	2022-300003410	WAUGH, KYLE BRYCE			102	2,819	0	338	28.00
2021	2021-300003410	WAUGH, KYLE BRYCE			102	2,819	0	338	28.00
2020	2020-300003410	WAUGH, KYLE BRYCE			102	2,819	0	338	28.00
2019	2019-0003410	WAUGH, KYLE BRYCE			102	2,819		338	28.00
2018	2018-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	33.00
2017	2017-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	33.00
2016	2016-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	34.00
2015	2015-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	32.00
2014	2014-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	32.00
2013	2013-0003410	WAUGH, GLEN A. (TRUST)			102	3,347		402	32.00



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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		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		2,576						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	2,576 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation (0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

300003410

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			3.806	160	160	609	609
QA	QUINLAN LOAM	NP	11			.439	35	35	15	15
QC	QUINLAN-WDWARD 5-12%	NP	14			13.587	45	45	609	609
WB	WOODWARD 3-8%	CR	33			7.140	168	168	1,199	1,199
WB	WOODWARD 3-8%	NP	33			1.368	106	106	144	144
NP Totals						26.340			2,576	2,576
Total Agland						26.340			2,576	2,576