



# 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	300003413													
Parcel ID	0000-23-28N-23W-2-001-00													
Cadastral ID	0000-28N-23W-23-2-001-00													
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	2328N23W21													
Subdivision														
Lot/Block	/	Parcel Size	43.33 - Acres											
Sec/Twn/Rng	23 / 28 / 23 / 2													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
YARD SHED 5/23/2024														
Legal Description Lat/Long: 36.89256434 -99.58915920														
SEC.23-28-23 SE4NW4; W 3.33 A OF NE4NE4SW4; BOOK 725 PAGE 8														
Building Permits														
<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 colspan="5"> </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					
					725/8	WAUGH, LELAND S.	03/29/2017	43,253	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,088	5,088	12%	611	Assessed	1,552	122.00					
Year Frozen		Improvements	7,843	7,843		941	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	12,931	12,931		1,552	Total Taxable	1,552	122.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003413	WAUGH, KYLE BRYCE	102	12,931	0	1,552	122.00							
2024	2024-300003413	WAUGH, KYLE BRYCE	102	15,197	0	1,814	148.00							
2023	2023-300003413	WAUGH, KYLE BRYCE	102	14,820	0	1,761	146.00							
2022	2022-300003413	WAUGH, KYLE BRYCE	102	14,246	0	1,709	141.00							
2021	2021-300003413	WAUGH, KYLE BRYCE	102	5,111	0	613	51.00							
2020	2020-300003413	WAUGH, KYLE BRYCE	102	5,111	0	613	50.00							
2019	2019-0003413	WAUGH, KYLE BRYCE	102	5,111		613	51.00							
2018	2018-0003413	WAUGH, KYLE BRYCE	102	5,111		613	51.00							
2017	2017-0003413	WAUGH, KYLE BRYCE	102	5,111		613	51.00							
2016	2016-0003413	WAUGH, LELAND S.	102	5,111		613	52.00							
2015	2015-0003413	WAUGH, LELAND S.	102	5,111		613	49.00							
2014	2014-0003413	WAUGH, LELAND S.	102	5,111		613	49.00							
2013	2013-0003413	WAUGH, LELAND S.	102	5,111		613	49.00							



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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	-	YARD SHED	5/23/2024					
Adjustments	-	<b>GRM Approach</b>						
Lot Value	-	GRM Code						
<b>Residential Data</b>		Gross Rent						
Type	-	Indicated Value						
Condition	-	<b>Multiple Regression</b>						
Quality	-	MRA Code						
Architecture	-	Adusted R						
Style	-	Indicated Value						
Exterior Wall	-	<b>Direct Comparables</b>						
Base/Total Area /	-	Selection Model DEFAULT DEFAULT SELECTION MODEL						
Style	-	Adjustment Model DEFAULT DEFAULT ADJUSTMENTS TABLE						
HVAC	-	Comparables						
Roof Cover	-	Indicated Value						
Area on Slab	-	<b>Value Reconciliation</b>						
Fixture/RghIn /	-	Selected Approach Cost Approach						
Bed/F/H Bath / /	-	Improvements						
Basement Area	-	Lot Value						
Garage Type	-	Indicated Value 0.00 Per SqFt						
Remodel	-	Aglanld Value 5,088						
Year/Eff Age /	-	Site Improvements 7,526						
<b>Cost Approach</b>		Total Value 12,614 0.00 Total Value Per SqFt						
Manual :								
Base Cost 0.00	Total Misc Impr + 0							
Roofing Adj + 0.00	Garage Cost +							
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 =							
Adj Base Cost = 0.00	Lot Value +							
Total Area x	Indicated Value =							
Adjusted Cost = 0	Value Per SqFt 0.00							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Yard Shed - Metal	30x16x8	Concrete	Composition Shingle	480
	Qual	3	Cond 3	Year 2024	Eff Age 2	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.42 x 480)	8,362	8,362	836	7,526



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
LD	LOAMY ALLUVIAL LAND	CR	33			.157	168	168	26	26
LD	LOAMY ALLUVIAL LAND	NP	33			7.345	106	106	776	776
QA	QUINLAN LOAM	NP	11			.668	35	35	24	24
QC	QUINLAN-WDWARD 5-12%	NP	14			3.214	45	45	144	144
QC	QUINLAN-WDWARD 5-12%	CR	14			11.060	71	71	788	788
WB	WOODWARD 3-8%	CR	33			12.510	168	168	2,101	2,101
WB	WOODWARD 3-8%	NP	33			3.492	106	106	369	369
YA	YAHOLA FINE SANDY	NP	55			4.884	176	176	860	860
<b>NP Totals</b>						43.330			5,088	5,088
<b>Total Agland</b>						43.330			5,088	5,088