



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:39:06
 Page 1

Assessment Data					Primary Image									
Account	300003415													
Parcel ID	0000-23-28N-23W-3-002-00													
Cadastral ID	0000-28N-23W-23-3-002-00													
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	2328N23W32													
Subdivision														
Lot/Block	/	Parcel Size	130 - Acres											
Sec/Twn/Rng	23 / 28 / 23 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
1 5/21/2024														
Legal Description Lat/Long: 36.89244858 -99.57549808														
SEC.23-28-23 SE4SE4SW4; NW4SW4; W2NE4SW4; SW4SW4; W2SE4SW4 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	129,753	04					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	15,467	15,467	12%	1,856	Assessed	1,856	146.14					
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	15,467	15,467		1,856	Total Taxable	1,856	146.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003415	WAUGH, KYLE BRYCE	102	15,467	0	1,856	146.00							
2024	2024-300003415	WAUGH, KYLE BRYCE	102	15,467	0	1,856	151.00							
2023	2023-300003415	WAUGH, KYLE BRYCE	102	15,467	0	1,856	154.00							
2022	2022-300003415	WAUGH, KYLE BRYCE	102	15,195	0	1,823	150.00							
2021	2021-300003415	WAUGH, KYLE BRYCE	102	15,195	0	1,823	151.00							
2020	2020-300003415	WAUGH, KYLE BRYCE	102	15,195	0	1,823	150.00							
2019	2019-0003415	WAUGH, KYLE BRYCE	102	15,195		1,823	151.00							
2018	2018-0003415	WAUGH, KYLE BRYCE	102	15,195		1,823	151.00							
2017	2017-0003415	WAUGH, KYLE BRYCE	102	15,195		1,823	152.00							
2016	2016-0003415	WAUGH, LELAND S.	102	15,195		1,823	155.00							
2015	2015-0003415	WAUGH, LELAND S.	102	15,195		1,823	145.00							
2014	2014-0003415	WAUGH, LELAND S.	102	15,195		1,823	146.00							
2013	2013-0003415	WAUGH, LELAND S.	102	15,195		1,823	145.00							



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 Time 06:39:06
 Page 2

Lot Data	
Lot Size	-
Lot Count	-
Units Buildable	-
Non-Ag Acres	0
Topography	-
Street Access	-
Utilities	-
Amenities	-
Method	-
Base Lot Value	-
Factor Value	-
Adjustments	-
Lot Value	-



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	/

1 5/21/2024

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	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 0	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	15,467		
Site Improvements			
Total Value	15,467	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 06:39:06
Page 3

Agland Inventory

300003415

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			26.952	255	255	6,859	6,859
CA	CAREY SILT 1-3%	NP	50			10.285	160	160	1,646	1,646
LD	LOAMY ALLUVIAL LAND	NP	33			5.005	106	106	529	529
QA	QUINLAN LOAM	NP	11			9.268	35	35	326	326
QC	QUINLAN-WDWARD 5-12%	CR	14			.975	71	71	69	69
QC	QUINLAN-WDWARD 5-12%	NP	14			40.943	45	45	1,834	1,834
SB	ST.PAUL 1-3%	CR	52			1.079	265	265	286	286
SB	ST.PAUL 1-3%	NP	52			.043	166	166	7	7
WA	WOODWARD 1-3%	CR	43			.369	219	219	81	81
WA	WOODWARD 1-3%	NP	43			.088	138	138	12	12
WB	WOODWARD 3-8%	CR	33			1.979	168	168	332	332
WB	WOODWARD 3-8%	NP	33			33.013	106	106	3,486	3,486
NP Totals						130.000			15,467	15,467
Total Agland						130.000			15,467	15,467