



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:45:35
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Assessment Data					Primary Image									
Account	300003879				No Image On File									
Parcel ID	0000-34-28N-26W-3-001-00													
Cadastral ID	0000-28N-26W-34-3-001-00													
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														
Parcel Location														
Situs	3428N26W31													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	34 / 28 / 26 / 3													
Neighborhood	1000 - COUNTY													
School District	1-LAVERN - 1-LAVERNE													
Legal Description Lat/Long: 36.83818658 -99.57390443														
SEC.34-28-26 N2SW4 BOOK 626 PAGE 375 TOD: BOOK 787 PAGE 198 LISA A. GIBBS & AMY D. MANLEY														
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" style="height: 100px;"> </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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax						
Remove Cap		Land Value	14,980	14,980	12%	1,798	Assessed	1,798	120.81					
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	14,980	14,980		1,798	Total Taxable	1,798	121.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003879	TRENTHAM, WANDA	101	14,980	0	1,798	121.00							
2024	2024-300003879	TRENTHAM, WANDA	101	14,980	0	1,798	120.00							
2023	2023-300003879	TRENTHAM, WANDA	101	14,980	0	1,798	121.00							
2022	2022-300003879	TRENTHAM, WANDA	101	19,173	0	2,301	156.00							
2021	2021-300003879	TRENTHAM, WANDA	101	19,173	0	2,301	159.00							
2020	2020-300003879	TRENTHAM, WANDA	101	19,173	0	2,301	156.00							
2019	2019-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2018	2018-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2017	2017-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2016	2016-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2015	2015-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2014	2014-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							
2013	2013-0003879	TRENTHAM, WANDA	101	19,173		2,301	137.00							



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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 Adjustments Lot Value				<div style="border: 1px solid black; height: 300px; width: 100%;"></div>							
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 /											
								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 :						Value Reconciliation			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 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 + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 14,980 Site Improvements Total Value 14,980 0.00 Total Value Per SqFt									
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			



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Agland Inventory

300003879

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MB	MANSIC CLAY 1-3%	IP	45			35.946	177	177	6,373	6,373
RB	RICHFIELD CLAY LOAM	IP	56			3.670	221	221	810	810
RC	RICHFIELD COMPLEX	IP	49			40.385	193	193	7,797	7,797
IP Totals						80.000			14,980	14,980
Total Agland						80.000			14,980	14,980