



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 06:45:36
 Page 1

Assessment Data					Primary Image									
Account	300003880				No Image On File									
Parcel ID	0000-34-28N-26W-3-002-00													
Cadastral ID	0000-28N-26W-34-3-002-00													
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	3428N26W32													
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: 36.83936762 -99.56189333														
SEC.34-28-26 S2SW4 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	16,297	16,297	12%	1,956	Assessed	1,956	131.42					
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	16,297	16,297		1,956	Total Taxable	1,956	131.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300003880	TRENTHAM, WANDA	101	16,297	0	1,956	131.00							
2024	2024-300003880	TRENTHAM, WANDA	101	16,297	0	1,956	130.00							
2023	2023-300003880	TRENTHAM, WANDA	101	16,297	0	1,956	131.00							
2022	2022-300003880	TRENTHAM, WANDA	101	20,886	0	2,506	170.00							
2021	2021-300003880	TRENTHAM, WANDA	101	20,886	0	2,506	173.00							
2020	2020-300003880	TRENTHAM, WANDA	101	20,886	0	2,506	170.00							
2019	2019-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2018	2018-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2017	2017-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2016	2016-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2015	2015-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2014	2014-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							
2013	2013-0003880	TRENTHAM, WANDA	101	20,886		2,506	150.00							



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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				<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	Total Misc Impr	+ 0	Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 16,296 Site Improvements Total Value 16,296 0.00 Total Value Per SqFt							
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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Time 06:45:36
Page 3

Agland Inventory

300003880

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MA	MANSIC CLAY 0-1%	IP	51			.564	201	201	113	113
MB	MANSIC CLAY 1-3%	CR	45			.020	229	229	5	5
MB	MANSIC CLAY 1-3%	IP	45			26.195	177	177	4,644	4,644
RB	RICHFIELD CLAY LOAM	IP	56			45.640	221	221	10,070	10,070
RC	RICHFIELD COMPLEX	IP	49			7.581	193	193	1,464	1,464
IP Totals						80.000			16,296	16,296
Total Agland						80.000			16,296	16,296