



# 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	300005641				<p>1070-00-266-008-0-001-00 02/26/24</p>									
Parcel ID	1070-00-266-008-0-001-00													
Cadastral ID	1070-266-008-00-0-001-00													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	2											
Tax Area	201 - 4T-BUFFALO-C													
Name ID	25576													
SKINNER, BEVERLY														
2916 HARRISON AVE CLOVIS NM 88101-														
<b>Parcel Location</b>														
Situs	00704 NE FIFTH ST													
Subdivision	MILLER'S ADDN													
Lot/Block	0008 / 0266	Parcel Size	3 - Lots											
Sec/Twn/Rng	/ / /													
Neighborhood	100100 - BUFFALO ORIG/MILLERS													
School District	4-BUFFAL - 4-BUFFALO													
HOUSE 3/4/2024														
<b>Legal Description</b> Lat/Long: 36.83931710 -99.62917299														
MILLERS ADD BLOCK 266 LOTS 8-10-12 BOOK 782 PAGE 689 QCD														
<b>Building Permits</b>														
<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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
782/689	RADFORD, FRANCES WYNELL	06/26/2024		04										
/	RADFORD, FRANCES WYNELL													
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap	2025	Land Value	2,644	2,644	12%	317	Assessed	3,672 289.13						
Year Frozen	2020	Improvements	27,960	27,960		3,355	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	30,604	30,604		3,672	Total Taxable	3,672 289.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300005641	SKINNER, BEVERLY	201	30,604	0	3,672	289.00							
2024	2024-300005641	SKINNER, BEVERLY	201	31,692	1000	2,061	168.00							
2023	2023-300005641	RADFORD, FRANCES WYNELL	201	29,103	1000	2,061	170.00							
2022	2022-300005641	RADFORD, FRANCES WYNELL	201	25,510	1000	2,061	170.00							
2021	2021-300005641	RADFORD, FRANCES WYNELL	201	27,646	1000	2,101	173.00							
2020	2020-300005641	RADFORD, FRANCES WYNELL	201	27,985	1000	2,101	173.00							
2019	2019-0005641	RADFORD, FRANCES WYNELL	201	27,985		2,010	167.00							
2018	2018-0005641	RADFORD, FRANCES WYNELL	201	27,985		1,923	159.00							
2017	2017-0005641	RADFORD, FRANCES WYNELL	201	27,985		1,837	153.00							
2016	2016-0005641	RADFORD, FRANCES WYNELL	201	27,985		1,755	149.00							
2015	2015-0005641	RADFORD, FRANCES WYNELL	201	28,083		1,675	133.00							
2014	2014-0005641	RADFORD, FRANCES WYNELL	201	28,083		1,597	128.00							
2013	2013-0005641	RADFORD, FRANCES WYNELL	201	27,768		1,521	121.00							



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Lot Data		Square-Foot - BUFFALO ORIGMILLERS
Lot Size	75 x 117.5	
Lot Count		
Units Buildable	2644	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	8,812.50 x .30 = 2,644	
Factor Value		
Adjustments		
Lot Value	2,644	



HOUSE 3/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.75 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	560 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 86

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	87.50	Total Misc Impr	+ 476
Roofing Adj	+ 5.04	Garage Cost	+ 17,445
Subfloor Adj	+ 0.52	Total RCN	= 138,069
Heat/Cool Adj	+ 10.27	Depreciation ( 80%)	- 110,456
Plumbing Adj	+ 5.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,613
Adj Base Cost	= 108.83	Lot Value	+ 2,644
Total Area	x 1,104	Indicated Value	= 30,257
Adjusted Cost	= 120,148	Value Per SqFt	27.41

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	27,613		
Lot Value	2,644		
Indicated Value	30,257	27.41	Per SqFt
Agland Value			
Site Improvements	475		
Total Value	30,732	27.84	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4055	5x5	1948	25	9.51		238
PATO	Slab Porch - Open	9893	5x5	1948	25	9.51		238



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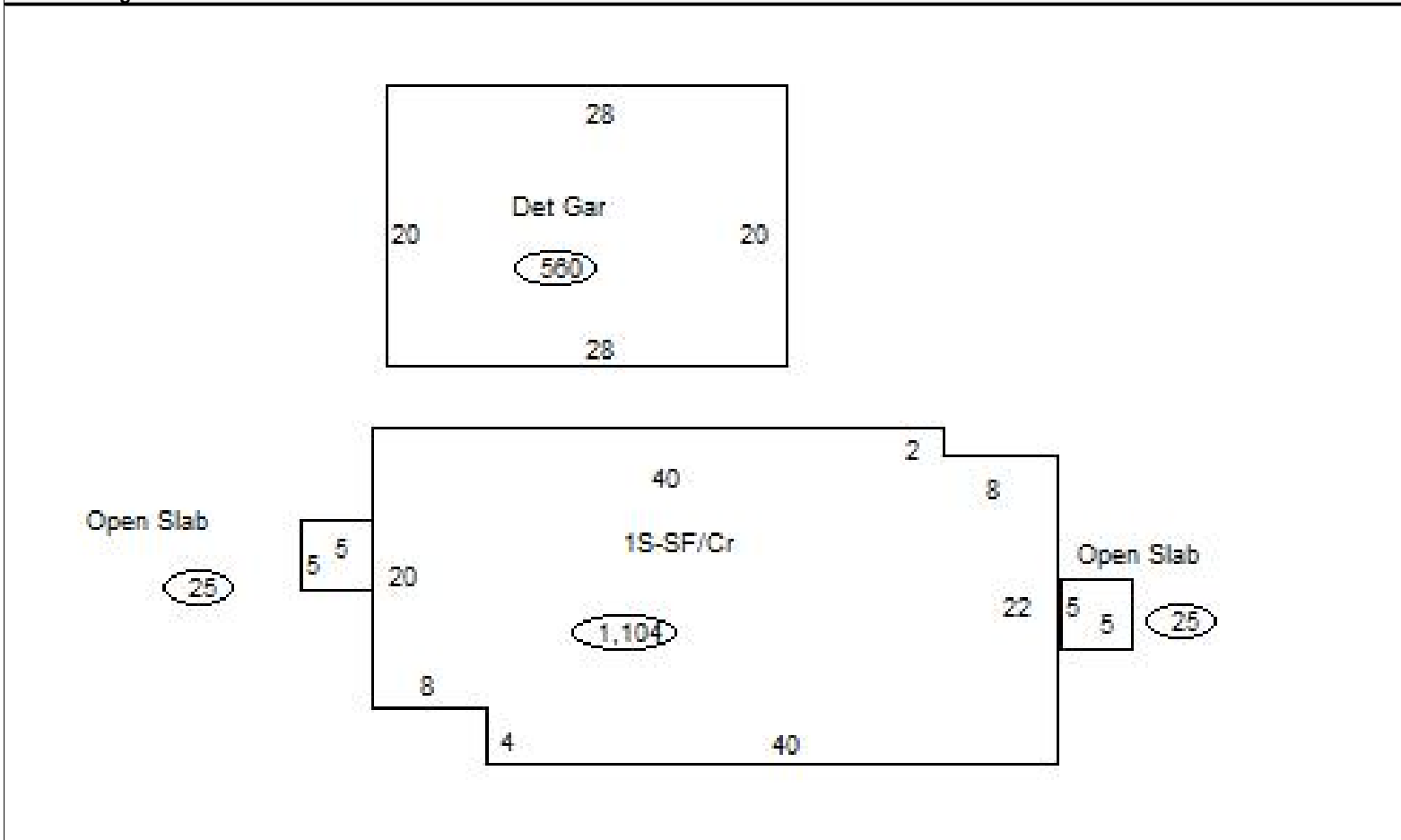
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1S-SF/Cr	1,104	1.000	1,104
2	M	PATO		20	Open Slab	25	1.000	25
3	M	PATO		20	Open Slab	25	1.000	25
4	G	2		20	Det Gar	560	1.000	560
<b>Total Building Area</b>						1,104		1,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPDT	DET CARPORT-METAL CARPORT	20x20x6	Dirt	Formed Metal	400		
	Qual	3	Cond	3	Year	2003	Eff Age	23
				0				
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>		
Base Cost (4.75 x 400)		1,900		1,900	1,425	475		