




Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
Time 07:10:49
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Assessment Data					Primary Image														
Account	300005680				 <p>1080-00-002-001-0-001-00 02/26/24</p>														
Parcel ID	1080-00-002-001-0-001-00																		
Cadastral ID	1080-002-001-00-0-001-00																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	2																
Tax Area	201 - 4T-BUFFALO-C																		
Name ID	14886																		
SMERZ, JOHN J.																			
4595 TEMPLETON PARK CIR. APT. 151 COLORADO SPRINGS CO 80917-4415																			
Parcel Location																			
Situs	00408 N LOCUST ST																		
Subdivision	NORTH SIDE ADDN																		
Lot/Block	0001 / 0002	Parcel Size	1 - Lots																
Sec/Twn/Rng	/ / /																		
Neighborhood	100200 - NORTHERN ADDS																		
School District	4-BUFFAL - 4-BUFFALO																		
Legal Description Lat/Long: 36.84261155 -99.62792004																			
HOUSE / SIDEWALK 3/4/2024																			
Building Permits																			
NORTH SIDE ADD. BLOCK 2 LOT 1																			
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </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										
HV	Veteran	No	999,999		698/598	ROGERS, DAN	03/27/2014	57,000	Q										
					628/87	CASEY, TOMMY L. ,ETUX	08/28/2007	27,000	MQ										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax											
Remove Cap		Land Value	2,286	2,286	12%	274	Assessed	6,455	508.27										
Year Frozen		Improvements	51,512	51,512		6,181	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	53,798	53,798		6,455	Total Taxable	6,455	508.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-300005680	SMERZ, JOHN J.	201	53,798	6455		.00												
2024	2024-300005680	SMERZ, JOHN J.	201	58,703	6741		.00												
2023	2023-300005680	SMERZ, JOHN J.	201	54,540	6544		.00												
2022	2022-300005680	SMERZ, JOHN J.	201	54,265	0	6,511	536.00												
2021	2021-300005680	SMERZ, JOHN J.	201	55,962	0	6,715	554.00												
2020	2020-300005680	SMERZ, JOHN J.	201	59,743	0	7,169	590.00												
2019	2019-0005680	SMERZ, JOHN J.	201	57,762		6,931	574.00												
2018	2018-0005680	SMERZ, JOHN J.	201	57,762		6,931	575.00												
2017	2017-0005680	SMERZ, JOHN J.	201	57,762		6,931	576.00												
2016	2016-0005680	SMERZ, JOHN J.	201	55,454		6,654	566.00												
2015	2015-0005680	SMERZ, JOHN J.	201	57,000		6,840	543.00												
2014	2014-0005680	SMERZ, JOHN J.	201	34,756		2,915	234.00												
2013	2013-0005680	ROGERS, DAN	201	36,058		3,241	258.00												



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Lot Data	Square-Foot - BUFFALO NORTHERN ADD	Primary Image
Lot Size	66.66 x 98	
Lot Count		
Units Buildable	2286	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	6,532.68 x .35 = 2,286	
Factor Value		
Adjustments		
Lot Value	2,286	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.25 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,140 / 1,140
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 60

HOUSE / SIDEWALK	3/4/2024
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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	92.02	Total Misc Impr	+ 2,558
Roofing Adj	+ 4.57	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 132,689
Heat/Cool Adj	+ 11.55	Depreciation (62%)	- 82,267
Plumbing Adj	+ 6.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,422
Adj Base Cost	= 114.15	Lot Value	+ 2,286
Total Area	x 1,140	Indicated Value	= 52,708
Adjusted Cost	= 130,131	Value Per SqFt	46.24

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,422		
Lot Value	2,286		
Indicated Value	52,708	46.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	52,708	46.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	4153	7x4	1960	28	10.40		291
EPSW	Enclosed Porch - Solid Wall	4154	6x6	1960	36	62.98		2,267



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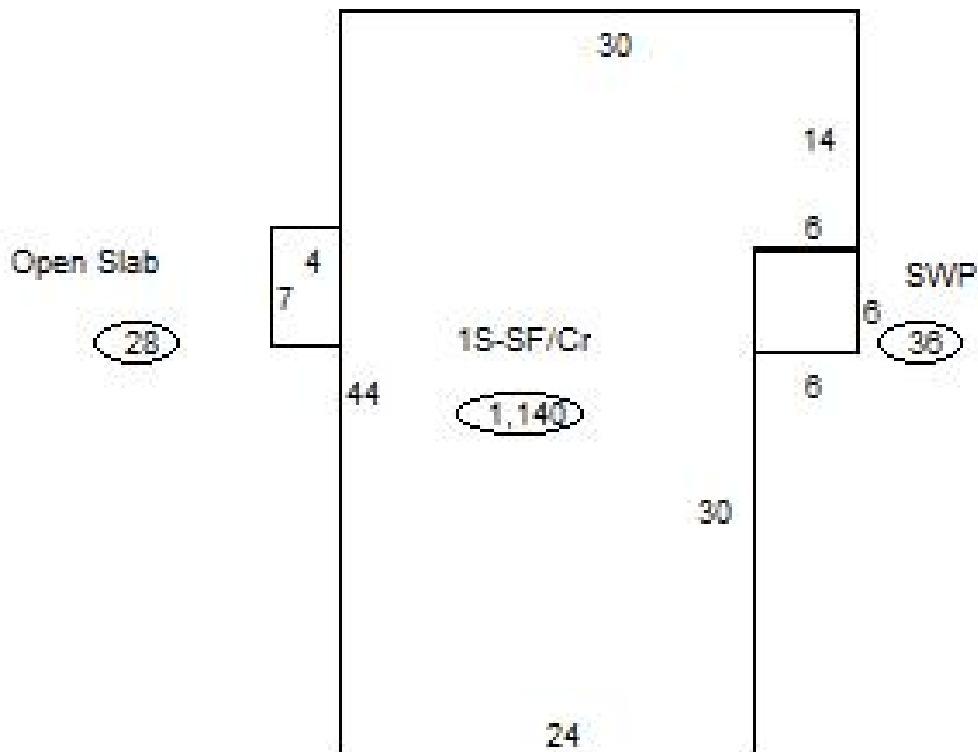
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Sketch Image

300005680



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	28	1.000	28
2	M	EPSW		20	SWP	36	1.000	36
3	R	1	Crawl	20	1S-SF/Cr	1,140	1.000	1,140
Total Building Area						1,140		1,140