



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026
 Time 07:11:08
 Page 1

Assessment Data					Primary Image																																																																																																															
Account	300005700				<p>1090-00-001-006-0-001-00 02/26/24</p>																																																																																																															
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Property Type	REAL - Real Property																																																																																																																			
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Tax Area	201 - 4T-BUFFALO-C																																																																																																																			
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4595 TEMPLETON PARK CIR. APT. 151 COLORADO SPRINGS CO 80917-4415																																																																																																																				
Parcel Location Situs 00410 N LOCUST ST Subdivision NORTHERN HILLS 1ST ADDN. Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 100200 - NORTHERN ADDS School District 4-BUFFAL - 4-BUFFALO																																																																																																																				
Legal Description Lat/Long: 36.84235737 -99.62786552 NORTHERN HILLS 1ST BLOCK 1 LOT 6																																																																																																																				
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Lot Data		Square-Foot - BUFFALO NORTHERN ADD	
Lot Size	108	x	28.5
Lot Count			
Units Buildable	1077		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	3,078.00 x .35 = 1,077		
Factor Value			
Adjustments			
Lot Value	1,077		



DETACHED GARAGE 3/4/2024

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 :	
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	+ 1,077
Total Area	x	Indicated Value	= 1,077
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	1,077		
Indicated Value	1,077	0.00	Per SqFt
Agland Value			
Site Improvements	6,619		
Total Value	7,696	0.00	Total Value Per SqFt

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small/ DETACHED GARAGE	24x20x8		Formed Metal	480	
	Qual	4	Cond 5	Year	2015	Eff Age	7
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (20.28 x 480)	9,734		9,734	3,115	6,619