



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 300006568 Parcel ID 2150-00-001-013-0-001-00 Cadastral ID 2150-001-013-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 202 - 1T-LAVERNE-C Name ID 15502 SMITH, MICHAEL SCOTT 11806 W. TULAND DR MORRISON CO 80465-1178 Parcel Location Situs 00504 EIGHTH ST Subdivision SOUTH PARK ADDN Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200300 - SOUTHPARK School District 1-LAVERN - 1-LAVERNE					<p>2150-00-001-013-0-001-00 6568 04/12/22</p> <p>2 HOUSE 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.70268205 -99.89483124 SOUTH PARK ADD. BLOCK 1 LOT 13																																																																																																																									
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Lot Data	Square-Foot - SOUTHPARK ADD	Primary Image
Lot Size	75 x 120	
Lot Count		
Units Buildable	4500	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	9,000.00 x .50 = 4,500	
Factor Value		
Adjustments		
Lot Value	4,500	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	256 Total, 256 Partition
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1977 / 49

2 HOUSE 4/14/2022

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	87.34	Total Misc Impr	+ 18,340
Roofing Adj	+ 3.82	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 226,276
Heat/Cool Adj	+ 10.77	Depreciation (54%)	- 122,189
Plumbing Adj	+ 5.44	Lump Sums	+ 0
Basement Adj	+ 8.15	RCNLD	= 104,087
Adj Base Cost	= 115.52	Lot Value	+ 4,500
Total Area	x 1,800	Indicated Value	= 108,587
Adjusted Cost	= 207,936	Value Per SqFt	60.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,087		
Lot Value	4,500		
Indicated Value	108,587	60.33	Per SqFt
Agland Value			
Site Improvements	9,325		
Total Value	117,912	65.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1	1	4,783.32		4,783
RSPC	Raised Slab Porch - Covered	6700	11x4		44	40.33		1,775
EPSW	Enclosed Porch - Solid Wall	6703	20x10		200	58.91		11,782



Harper

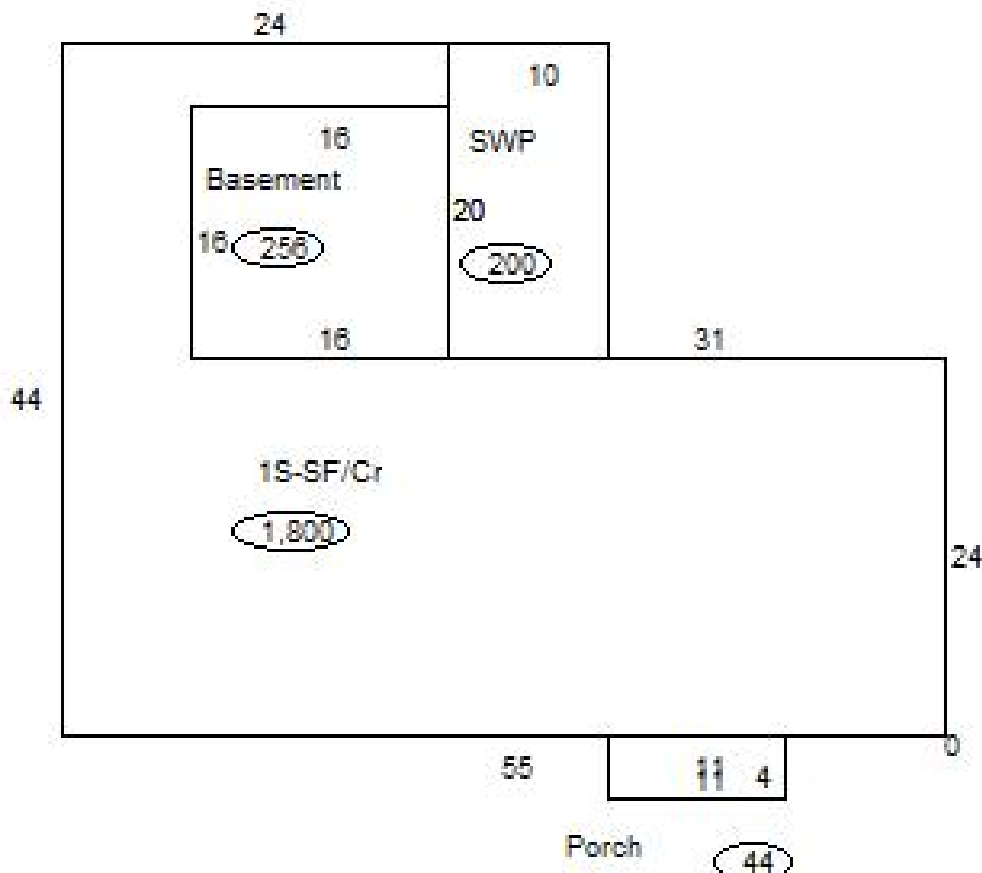
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Sketch Image

300006568



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	RSPC		20	Porch	44	1.000	44
2	B			20	Basement	256	1.000	256
3	R	1	Crawl	20	1S-SF/Cr	1,800	1.000	1,800
4	M	EPSW		20	SWP	200	1.000	200
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg UTILITY BUILDING	30x30x12	Base	Formed Metal	900
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 900)		24,759		24,759	17,084
						7,675
	PACN	Paving - Concrete Utility building	36x36x0			1,296
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.04 x 1,296)		5,236		5,236	4,189
						1,047
	PACN	Paving - Concrete Driveway	27x10x0			270
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.62 x 270)		1,247		1,247	998
						249
	PACN	Paving - Concrete Sidewalk	38x4x0			152
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.32 x 152)		961		961	769
						192
	PACN	Paving - Concrete Bck Porch	17x7x0			119
	Qual 3	Cond 3	Year 1980	Eff Age 46		
			0			
			0			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.79 x 119)		808		808	646
						162