



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660087017 Parcel ID 000000-00-0-10487-001-0010 Cadastral ID 07-21-16-13090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337652 COLEMAN, GAIL W & KAREN S COLEMAN 12682 SHILOH RD GREELEY CO 80631-0000 Parcel Location Situs 02500 HIGHWOOD PL Subdivision WESTWOOD VILLAS II Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-11\IMG_003! 5/11/2023</p>														
Legal Description Lat/Long: 36.31086704 -95.64321542																			
WESTWOOD VILLAS II LOT 10 BLOCK 1					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"> </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										
H	Homestead	No	1,000		/	ROBERTS, DONALD E & NEY, RICHARD M	03/10/2022 07/08/2011	201,500 127,000	YES YES										
					1826/725	LAZENBY, WILLIAM A	11/20/2006	138,500	YES										
					1694/576	GRECO PROPERTIES INC	07/13/2005	506,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023	Land Value	47,688	47,688	11%	5,246	Assessed	24,888	2,300.40										
Year Frozen	2012	Improvements	178,566	178,566		19,642	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	226,254	226,254		24,888	Total Taxable	24,888	2,300.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660087017	COLEMAN, GAIL W &			17	221,179	0	24,330	2,249.00										
2024	2024-660087017	COLEMAN, GAIL W &			17	233,191	0	23,273	2,151.00										
2023	2023-660087017	COLEMAN, GAIL W &			17	201,500	0	22,165	2,030.00										
2022	2022-660087017	COLEMAN, GAIL W &			17	197,897	1000	13,486	1,248.00										
2021	2021-660087017	ROBERTS, DONALD E &			17	171,964	1000	13,486	1,191.00										
2020	2020-660087017	ROBERTS, DONALD E &			17	165,765	1000	13,486	1,235.00										
2019	2019-660087017	ROBERTS, DONALD E &			17	157,367	1000	13,486	1,249.00										
2018	2018-660087017	ROBERTS, DONALD E &			17	161,386	1000	13,486	1,246.00										
2017	2017-660087017	ROBERTS, DONALD E &			17	160,032	1000	13,485	1,238.00										
2016	2016-660087017	ROBERTS, DONALD E &			17	155,868	1000	13,486	1,266.00										
2015	2015-660087017	ROBERTS, DONALD E &			17	140,665	1000	13,486	1,216.00										
2014	2014-660087017	ROBERTS, DONALD E &			17	143,077	1000	13,486	1,251.00										
2013	2013-660087017	ROBERTS, DONALD E &			17	134,514	1000	13,486	1,234.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size	80 x 140		
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2638		
Topography	LEVEL		
Street Access	W/SIDEWALK		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,491.00 x 4.15 = 47,688		
Factor Value			
Adjustments	1.0000		
Lot Value	47,688		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,537 / 1,537
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,537
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,094	123.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	216,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.51	Total Misc Impr	+	6,265			
Roofing Adj	+ 4.49	Garage Cost	+	12,487			
Subfloor Adj	+ -1.15	Total RCN	=	217,763			
Heat/Cool Adj	+ 11.47	Depreciation (18%)	-	39,197			
Plumbing Adj	+ 9.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	178,566			
Adj Base Cost	= 129.48	Lot Value	+	47,688			
Total Area	x 1,537	Indicated Value	=	226,254			
Adjusted Cost	= 199,011	Value Per SqFt		147.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,566		
Lot Value	47,688		
Indicated Value	226,254	147.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,254	147.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106177	17x9		153	23.75		3,634
PRCH	SLAB PORCH - COVERED	106178	110		110	23.92		2,631



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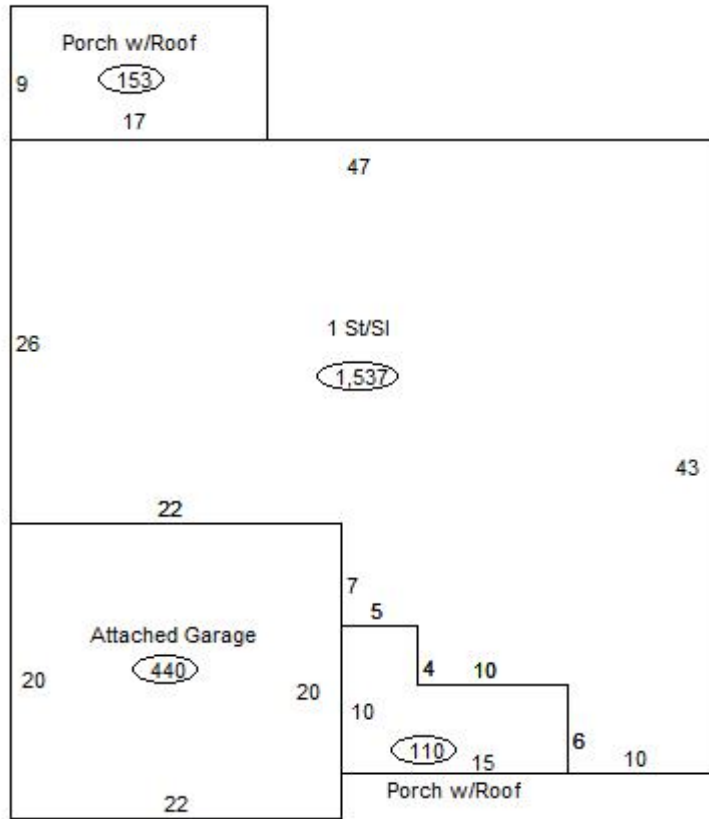
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,537	1.000	1,537
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	153	1.000	153
4	M	PRCH		13	SLBC	110	1.000	110
Total Building Area						1,537		1,537



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						