

**Ownership Description** **Assessment Summary**

**Name:** VAUGHN, VANETA J  
 4170 VERNAL CIR  
 COLORADO SPRINGS CO 80916-5501  
**Subd.:** 10235 SUNDOWNER S/D PH 1 SEC 2  
**S-T-R:** 08-15-31 **Acres:**  
**T.D.:** 231 PRAIRIE GROVE SCH, PG  
**Location:** 1661 MAJOR STONE CIR  
**Legal:**

**Type:** RI Res.Impr  
**Taxable:** NF No-Full  
**Neigh:** PGRES03  
**Owner:** 925384  
**Status:** **Tax Status:**  
**Block:** **Lot:** 186  
**City:** PRAIRIE GROVE  
**Map:**  
**Old PID:** 805-20320-100

Year	2023	20%	2022	20%
<b>Land</b>	40,000	8,000	30,000	6,000
<b>Bldgs</b>	305,850	61,170	199,250	39,850
<b>Total</b>	345,850	69,170	229,250	45,850

**Review Record**

Date	By	Reason	Land	Buildings	Total
7/3/2023	MDH	RV	40,000	305,850	345,850
2023 REAPPRAISAL					
7/3/2020	MDH	RV	30,000	199,250	229,250
2020 REAPPRAISAL					
7/2/2018	JJC	BP	25,000	163,200	188,200
FOR 2018: NEW DWELLING COMPLETE					
6/17/2016	DWB	IN	25,000		25,000
FOR 2016 DD REMOVED DUE TO SALE 06/17/16 DWB					
7/5/2015	MDH	RV	22,500		22,500
2015 REAPPRAISAL					
3/25/2015	DWB	IN	22,500		22,500
FOR 2015: DD REDUCED FROM 25% TO 10% (SC LTS 623)					

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input checked="" type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

**Building Permit Record**

Date	Amount	Purpose	Note
1/10/2017	130,000	NC New Cons	FOR 2018 NSFR COMPLETE (5/31/18 JEB/AST) // FOR

**Ownership Record**

Date	Book	Page/Inst#	Amount	Type	Grantee	Remarks
7/30/2024	2024-19473		355,000	WD	VAUGHN, VANETA J	JBF 8-5-2024 // Imported from Just Appraised
8/28/2020	2020-30711		240,000	WD	BUTLER, TIMOTHY LEE & BRANDY MARIE	WGO 09/02/2020
6/9/2017	2017-17764		227,400	WD	SHELBY, LINDSAY	KNM 6-14-2017
1/3/2017	2017-207		18,000	WD	CLEMENTS HOMES INC	JRC 2-1-2017

**Land Record** 805/805-20777-000

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1 %	Adj2 %	Value	NC	HS
HL		1.000	1.000		.000	40000.00				40,000		
			0.000			0.00						

**Total:** 40,000



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	MasonVen	1,740	1,740	3+15	6	2017	A	309,210	95	293,750			293,750		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)													12,109			
<b>Total</b>													305,850			

Ext Wall	Roof Type	Sketch Area	Building Computation									
MASONRY	<input type="checkbox"/> Hip		Base Price			36.12						
<input type="checkbox"/> Low Cost	<input type="checkbox"/> Mansard		+/- Grade	1.150								
<input type="checkbox"/> Standard	<input type="checkbox"/> Gambrel		Story Hgt Factor	1.000								
<input type="checkbox"/> Comb M/F	<input type="checkbox"/> Arched		Grade Adj Factor	1.000								
<input checked="" type="checkbox"/> MasonVen	<input type="checkbox"/> Gable		Composite Factor		1.150							
<input type="checkbox"/> Other	<input type="checkbox"/> Flat		Adj Price per SF		41.54							
<b>Foundation</b>	<input type="checkbox"/> Dormer		Total Base SF		1,740							
<input type="checkbox"/> Open Pier	<input checked="" type="checkbox"/> HipGable		Base Value		72,280							
<input type="checkbox"/> Closed Pier	<input type="checkbox"/> Other		<b>Adjustments to Base</b>									
<input checked="" type="checkbox"/> Slab	<b>Roof Cover</b>		<b>Item</b>	<b>S.F./Qty</b>	<b>Rate</b>	<b>Total</b>						
<input type="checkbox"/> Other	<input type="checkbox"/> Asp Shing	Foundation	1,740									
<b>Floor Struct</b>	<input checked="" type="checkbox"/> Fib Shing	Floor Structure	1,740									
<input type="checkbox"/> Wood SubF	<input type="checkbox"/> Wd Shing	Ins Floor										
<input checked="" type="checkbox"/> Elev Slab	<input type="checkbox"/> Wd Shakes	Ins Wall										
<input type="checkbox"/> Slab Grade	<input type="checkbox"/> Clay/Slate	Ins Ceiling										
<input type="checkbox"/> Other	<input type="checkbox"/> GalvAlum	Heat & Cool	1,740	3.07	5,342							
<b>Insulation</b>	<input type="checkbox"/> Other	Floor Cover	1,218	1.78	2,168							
<input type="checkbox"/> Floor	<b>Plumbing</b>	Roof Cover	1,740									
<input checked="" type="checkbox"/> Wall	Full 2	Plumbing		632.00								
<input checked="" type="checkbox"/> Ceiling	Half	Fireplace	1	1319.00	1,319							
<b>Heat/Cool</b>	Extra	Basement										
<input type="checkbox"/> None	<b>Fireplaces</b>	FLOORC T	522	5.64	2,944							
<input type="checkbox"/> Hot Air/F	Type 1SF	<b>Base Structure and Additive Items</b>										
<input type="checkbox"/> F/W Furn	Count 1	<b>Item</b>	<b>Area</b>	<b>Rate</b>	<b>Factor REL</b>	<b>Total</b>	<b>NC</b>	<b>HS</b>				
<input checked="" type="checkbox"/> Central		A MN	1740	36.12	1.150	72,280						
<input type="checkbox"/> Elec Base		B MFA	739	14.75	1.000	10,900						
<input type="checkbox"/> Elec Ceil		C OP	99	11.86	1.000	1,174						
<input type="checkbox"/> Other		D OP	183	11.12	1.000	2,035						
<b>Floor Cover</b>		<b>Outbuildings and Yard Improvements</b>										
<input type="checkbox"/> None	<b>Item</b>	<b>Type</b>	<b>Qty1</b>	<b>Qty2</b>	<b>UMQR</b>	<b>Age</b>	<b>Rate</b>	<b>Grade</b>	<b>Rem %</b>	<b>Value</b>	<b>NC</b>	<b>HS</b>
<input type="checkbox"/> Softwood	CDW		18	37			2.00	1.000	95	1,265		
<input type="checkbox"/> HW Sheath	WF6		215				9.36	1.000	95	1,912		
<input type="checkbox"/> HW Parq	CDW		9	39			2.00	1.000	95	667		
<input type="checkbox"/> Linoleum												
<input checked="" type="checkbox"/> CarpetTile												
<input type="checkbox"/> Cer Tile												
<input type="checkbox"/> Stone												
<input type="checkbox"/> Other												
<b>Basement</b>												
<input type="checkbox"/> Unfinished												
<input type="checkbox"/> Finished												
<input type="checkbox"/> Fin Part												
<b>Total</b>										3,844		

Total of Above 98,162  
 Market Adjustment 3,150  
 Total Structure RCN 309,210

Inspected: MWR 9/15/2022 Contact: NH  
 Revisited: Int.Est?:  
 Entered: EEK 9/27/2022 Sk. File:  
 Printed: 8/25/2025 Status: