

Ownership Description	Type:RI Res.Impr	Assessment Summary					
Name: VAUGHN, VANETA J	Taxable: NF No-Full	Year	2023	20%	2022	20 %	
4170 VERNAL CIR	Neigh: PGRES03	Land	40,000	8,000	30,000	6,000	
COLORADO SPRINGS CO 80916-5501	Owner: 925384	Bldgs	305,850	61,170	199,250	39,850	
Subd.: 10235 SUNDOWNER S/D PH 1 SEC 2	Status:	Total	345,850	69,170	229,250	45,850	
S-T-R: 08-15-31 Acres:	Block:	Review Record					
T.D.: 231 PRAIRIE GROVE SCH, PG	Tax Status:	Date	By	Reason	Land	Buildings	Total
Location: 1661 MAJOR STONE CIR	Lot: 186	7/3/2023	MDH	RV	40,000	305,850	345,850
Legal:	City: PRAIRIE GROVE	2023 REAPPRAISAL					
	Map:	7/3/2020	MDH	RV	30,000	199,250	229,250
	Old PID: 805-20320-100	2020 REAPPRAISAL					

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								



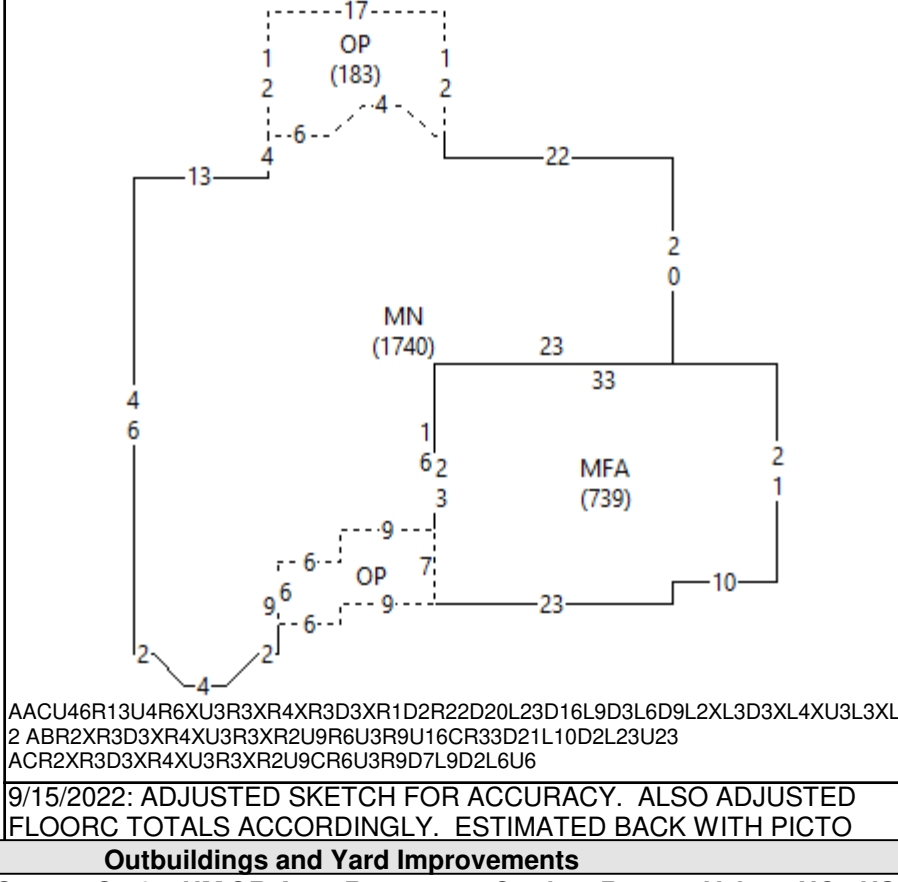
Total: 40,000

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			
Total													305,850			

Ext Wall	Roof Type	Sketch Area	Building Computation
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- MASONRY
- Low Cost
- Standard
- Comb M/F
- MasonVen
- Other
- Foundation**
- Open Pier
- Closed Pier
- Slab
- Other
- Floor Struct**
- Wood SubF
- Elev Slab
- Slab Grade
- Other
- Insulation**
- Floor
- Wall
- Ceiling
- Heat/Cool**
- None
- Hot Air/F
- F/W Furn
- Central
- Elec Base
- Elec Ceil
- Other

- Hip
- Mansard
- Gambrel
- Arched
- Gable
- Flat
- Dormer
- HipGable
- Other
- Roof Cover**
- Asp Shing
- Fib Shing
- Wd Shing
- Wd Shakes
- Clay/Slate
- GalvAlum
- Other
- Plumbing**
- Full 2
- Half
- Extra
- Fireplaces**
- Type 1SF
- Count 1



Base Price			36.12
+/- Grade	1.150		
Story Hgt Factor	1.000		
Grade Adj Factor	1.000		
Composite Factor		1.150	
Adj Price per SF		41.54	
Total Base SF		1,740	
Base Value			72,280

Item	S.F./Qty	Rate	Total
Foundation	1,740		
Floor Structure	1,740		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,740	3.07	5,342
Floor Cover	1,218	1.78	2,168
Roof Cover	1,740		
Plumbing		632.00	
Fireplace	1	1319.00	1,319
Basement			
FLOORC T	522	5.64	2,944

- Floor Cover**
- None
- Softwood
- HW Sheath
- HW Parq
- Linoleum
- CarpetTile
- Cer Tile
- Stone
- Other
- Basement**
- Unfinished
- Finished
- Fin Part

Outbuildings and Yard Improvements										
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC HS
CDW		18	37			2.00	1.000	95	1,265	
WF6		215				9.36	1.000	95	1,912	
CDW		9	39			2.00	1.000	95	667	
Total										3,844

Base Structure and Additive Items						
Item	Area	Rate	Factor	REL	Total	NC HS
A MN	1740	36.12	1.150		72,280	
B MFA	739	14.75	1.000		10,900	
C OP	99	11.86	1.000		1,174	
D OP	183	11.12	1.000		2,035	
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: 8/22/2025			Status:			