

SNCAMA Property Record Card

Parcel ID: 089-202-03-0-00-01-044.00-0

Quick Ref: R72717

Tax Year: 2024

Run Date: 5/22/2025 1:42:31 AM

OWNER NAME AND MAILING ADDRESS

REID, CHRISTOPHER M & MEGAN L

3326 SE 69TH ST
BERRYTON, KS 66409

PROPERTY SITUS ADDRESS

3326 SE 69TH ST
Berryton, KS 66409

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:** 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: RR1
Neighborhood: 395.0 395.0 - S US 75-DOUG. C
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 401-401

TRACT DESCRIPTION

S03, T13, R16, ACRES 3.46, S03, T13, R16, BEG
745.43' W OF SE COR SE 1/4 TH W 950.51' N
442.95' E 950.52' S 442.46' TO POB LESS ROW



Image Date: 10/07/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/06/2022	12:30 PM	5	S	RBR		
10/04/2022	2:13 PM	VI	VI	TKS		
06/08/2022	9:00 AM	10	SC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	31.640	174.380	206.020
Total	31.640	174.380	206.020

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	28.150	169.950	198.100
Total	28.150	169.950	198.100

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1	3.46											43	1.00	25,000.00	2,700.00	2,700.00	31,640

Total Market Land Value 31,640

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1920 Est: Yes

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,846

Main Floor Living Area: 1,142

Upper Floor Living Area Pct: 61.65

CDU: GD

CDU Reason:

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style

Bsmt Type: 2-Crawl - 2

Total Rooms: 7 Bedrooms: 4

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 221,130

Percent Good: 64

Mkt Adj: 100 Eco Adj: 100

Building Value: 141,530

Other Improvement RCN: 70,140

Other Improvement Value: 5,700

CALCULATED VALUES

Cost Land: 31,640

Cost Building: 147,230

Cost Total: 178,870

Income Value: 0

Market Value: 212,500

MRA Value: 211,100

Weighted Estimate: 215,600

FINAL VALUES

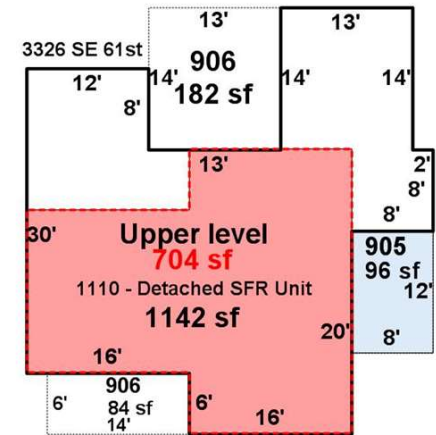
Value Method: IDXVAL

Land Value: 31,640

Building Value: 174,380

Final Value: 206,020

Prior Value: 198,100



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	477-Farm Utility Building	D	1.00	1	1940			580	98	8	29 X 20	1.00	2	2					4,790	27	1,290
2	102-Barn, General Purpose	D	2.00	1	1940			1,280	144	16	40 X 32	1.00	2	2					41,520	7	2,910
3	124-Lean-to, Farm Utility	D	1.00	1	1940			640	104	10	32 X 20	1.00	2	2					6,510	7	460
4	456-Tool Shed	D	1.00	1	1940			1,035		6		1.00	2	2					11,940	6	720
5	456-Tool Shed	D	1.00	1	1940			384		6		1.00	2	2					5,380	6	320

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,846			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	128			
905-Raised Slab Porch with Roof	96			
906-Wood Deck with Roof	182			
906-Wood Deck with Roof	84			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
2	910-Single -Wall-Boards on Wood		100				
3	910-Single -Wall-Boards on Wood		100				
4	910-Single -Wall-Boards on Wood		100				
5	910-Single -Wall-Boards on Wood		100				

