

SNCAMA Property Record Card

Parcel ID: 089-213-07-0-00-01-004.00-0

Quick Ref: R73637

Tax Year: 2025

Run Date: 5/29/2025 12:23:39 AM

OWNER NAME AND MAILING ADDRESS

TOBIASSON. EVA M

6934 SE RATNER RD
BERRYTON, KS 66409

PROPERTY SITUS ADDRESS

6934 SE RATNER RD
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: RA1
Neighborhood: 395.0 395.0 - S US 75-DOUG. C
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 401-401

TRACT DESCRIPTION

S07, T13, R17, ACRES 1.47, N 330 OF W 240 OF
NW 1/4, LESS ROW

Image Date: 07/18/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
06/27/2023	1:57 PM	VI	VI	TKS	EVA TOBIASSON	1
09/24/2018	12:20 PM	1	S	TKS		
11/28/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
ACS-20-0190	46,079	Solar Panel	11/03/2020	CN	
C2001	1		08/08/2001	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	27.270	122.220	149.490
Total	27.270	122.220	149.490

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	26.270	117.470	143.740
Total	26.270	117.470	143.740

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	1.47											43	1.00	26,000.00	2,700.00	2,700.00	27,270

Total Market Land Value 27,270

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1930 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,344

Main Floor Living Area: 1,344

Upper Floor Living Area Pct:

CDU: AV

CDU Reason:

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow

Bsmt Type: 3-Partial - 3

Total Rooms: 5 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 169,190

Percent Good: 63

Mkt Adj: 100 Eco Adj: 100

Building Value: 106,590

Other Improvement RCN: 44,860

Other Improvement Value: 21,080

CALCULATED VALUES

Cost Land: 27,270

Cost Building: 127,670

Cost Total: 154,940

Income Value: 0

Market Value: 168,300

MRA Value: 170,400

Weighted Estimate: 163,400

FINAL VALUES

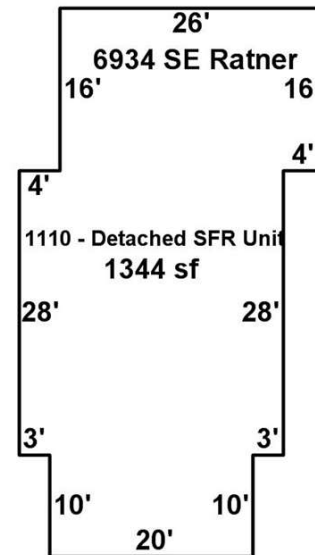
Value Method: IDXVAL

Land Value: 27,270

Building Value: 122,220

Final Value: 149,490

Prior Value: 143,740



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	S	2.00	1	2001			2,400	200	10	60 X 40	1.00	3	3					44,860	47	21,080

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,344			
801-Total Basement Area	160			
901-Open Slab Porch	400	2.00		2001
903-Wood Deck	200	2.00		1978

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	918-Single -Metal on Wood Frame		100				