

SNCAMA Property Record Card

Parcel ID: 089-138-27-0-10-06-017.00-0

Quick Ref: R42857

Tax Year: 2024

Run Date: 5/18/2024 2:07:29 PM

OWNER NAME AND MAILING ADDRESS

POWERS, ROBERT JOHN & ROBBIN REB

4617 SE CROCO RD  
BERRYTON, KS 66409

PROPERTY SITUS ADDRESS

4617 SE CROCO 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:** RR1  
**Neighborhood:** 495.0 495.0 - US 40-61ST- SHA  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 400-400

TRACT DESCRIPTION

LINDBLOOM SUB , BLOCK G , Lot 5 + , ACRES 0.99 , CROCO RD BLK G LOTS 5-6 LINDBLOOM SUB SECTION 27 TOWNSHIP 12 RANGE 16



Image Date: 06/16/2022

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
06/23/2022	12:50 PM	VI	VI	TKS		
06/16/2022	10:55 AM	5	S	SJN		
10/17/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0388	176,000	Dwelling	07/21/1994	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	24.970	463.030	488.000
<b>Total</b>	<b>24.970</b>	<b>463.030</b>	<b>488.000</b>

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	19.970	354.030	374.000
<b>Total</b>	<b>19.970</b>	<b>354.030</b>	<b>374.000</b>

PARCEL COMMENTS

**Prop-NC:** RL23; **Prop-Com:** RL24-PC TO AV+ FOR INT UPDATED SINCE 1/22 SALE. CURRENT AP = 519K RL23 - CDU TO AV/PC TO FR = DATED INT 6/22; QR 8/11; AN- COMBO W/16.000 1/02; QR- 5-00; **Val-Com:** FR24-OT-PC TO AV+ FOR REMOD. CURRENT AP = 519,900

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	0.99											79	1.00	25,000.00	2,800.00	2,800.00	24,970

Total Market Land Value 24,970

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 4.00-GD  
 Year Blt: 1994 Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,721  
 Main Floor Living Area: 2,721  
 Upper Floor Living Area Pct:  
 CDU: AV+  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 02-Ranch  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 6 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 2 Half Baths:  
 Garage Cap: 3  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

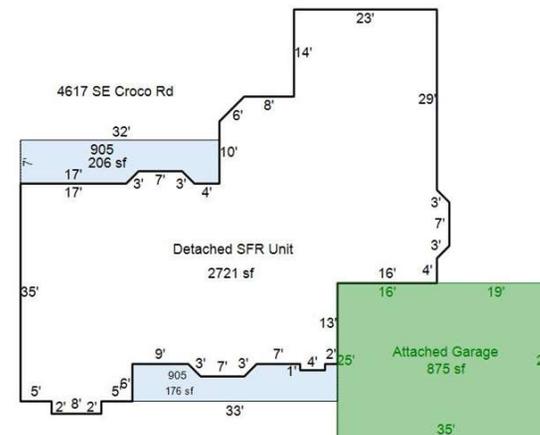
Dwelling RCN: 568,930  
 Percent Good: 82  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 466,530  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 24,970  
 Cost Building: 466,530  
 Cost Total: 491,500  
 Income Value: 0  
 Market Value: 488,000  
 MRA Value: 491,900  
 Weighted Estimate: 483,500

**FINAL VALUES**

Value Method: MKT  
 Land Value: 24,970  
 Building Value: 463,030  
 Final Value: 488,000  
 Prior Value: 374,000



**BUILDING COMMENTS**

DwellCom: A1-21 0199sf , A2-29 0875sf , A3-21 0170sf; DwellFunc: RL23

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,721			
701-Attached Garage	875			
736-Garage Finish, Attached	875			
801-Total Basement Area	2,721			
905-Raised Slab Porch with Roof	206			
905-Raised Slab Porch with Roof	176			