

## 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 &amp; 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



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

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	19.970	354.030	374.000

<b>Total</b>	24.970	463.030	488.000	<b>Total</b>	19.970	354.030	374.000
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## 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

## 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

## 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

Bsmnt 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

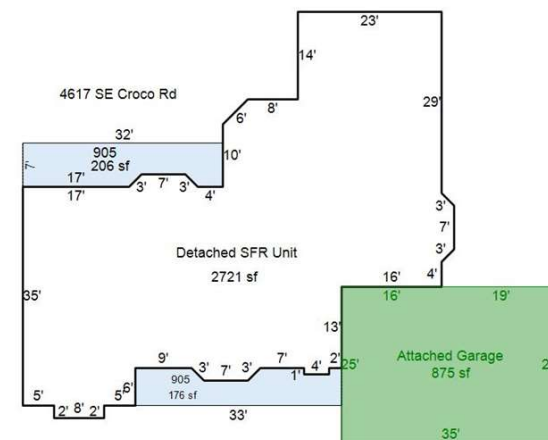
Value Method: MKT

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			