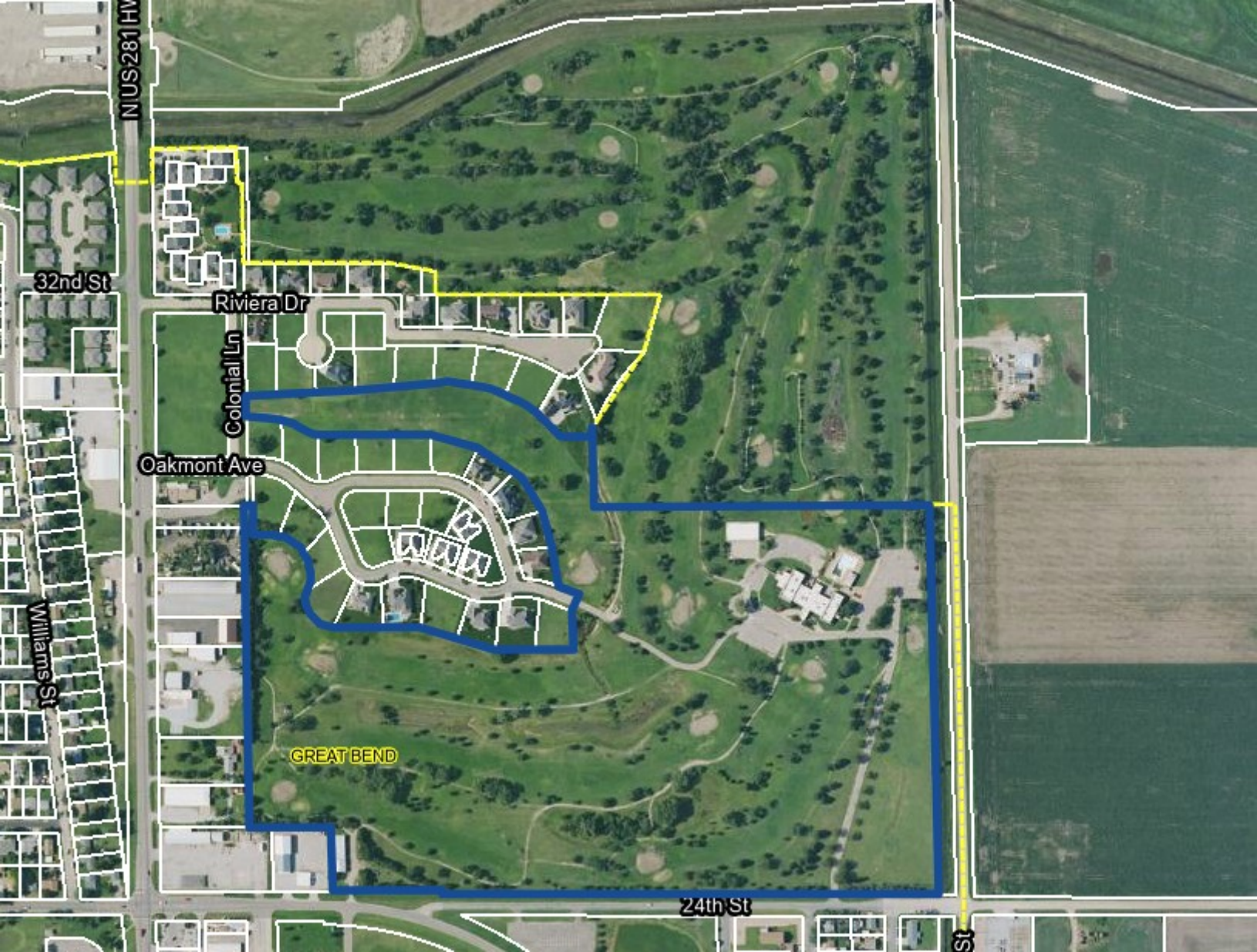






BTCENTRAL Property Record Card

Parcel ID: 005-185-21-0-40-01-015.00-0

Quick Ref: R7987

Tax Year: 2026

Run Date: 9/11/2025 11:57:07 AM

OWNER NAME AND MAILING ADDRESS

CLUB @ STONERIDGE INC

PO BOX 488
GREAT BEND, KS 67530-0000

PROPERTY SITUS ADDRESS

1438 24TH ST
Great Bend, KS 67530
1818 24TH ST

LAND BASED CLASSIFICATION SYSTEM

Function: 5375 Countrv club aa Sfx: 0
Activity: 7160 Golf
Ownership: 1100 Private-fee simple
Site: 7100 Local parks and recreational

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning:
Neighborhood:501.0 Great Bend - (North & West)
Economic Adj. Factor:
Map / Routing: 185 / 02701
Tax Unit Group: 001-001-GREAT BEND CTY

TRACT DESCRIPTION

GREAT BEND UNNUMBERED TRACT 2, S21, T19, R13W, COM 84W & 36N SECOR TH W1835,N14,W366,N211,W272,N1062,E30,S96, ELY ALONG S SIDE BLK 4 1298,N129,NELY60,NWLY69,WLY ALONG N SIDE BLK 2 1243,N71,ELY ALONG S SIDE BLK 1 1227,S262,E1115,S1290 POB



Image Date: 09/21/2018

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
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
09/10/2024	11:01 AM	6	17	wmp		
09/20/2018	1:00 PM	1	17	Barb Esfeld	Jerry Sycz	1
09/20/2012	12:00 PM	1	17	BK		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
2396	45,000	See Notes (see the notes/comments)	08/20/2019	C	
10168	3,000	Carport/Canopy	02/24/2012	C	
00001	10,000		12/08/2003	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	147,550	370,470	518,020
Not Yet Available			
Total	147,550	370,470	518,020

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
C	51,300	GC

NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	Link	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
Soft	1-Primary Site - 1		274,428											10	26,500.00	0.87	0.17	0.26	65,200
Soft	3-Residual - 3		2,421,936				5	20						10	26,500.00	0.17	0.17	0.17	82,350

Total Market Land Value 147,550

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 3231-Country club (with golf course)

Bldg No. & Name: 1 CLUB @ STONERIDGE INC

Identical Units: 1 No. of Units:

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

IMPROVEMENT COST SUMMARY

Building RCN: 3,091,890

Mkt Adj: 100 Eco Adj:

Building Value: 185,510

Other Improvement RCN: 171,590

Other Improvement Value: 13,950

CALCULATED VALUES

Cost Land: 147,550

Cost Building: 311,290

Cost Total: 458,840

Income Value: 803,650

Market Value: 0

MRA Value: 0

FINAL VALUES

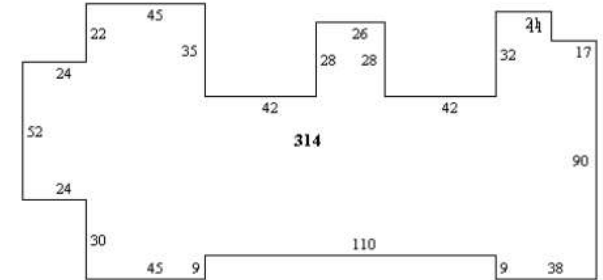
Value Method: COST

Land Value: 147,550

Building Value: 368,390

Final Value: 515,940

Prior Value:



SKETCH VECTORS

A0CU30L24U52R24U22R45D35R42U28R26D28R42U32R21D11R17D9
0L38U9L110D9L45

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	314-Country Club	D	1.33	1979		01 / 01		16,907	780	10	2	1				034			3,091,887	6	185,510
703	406-Storage Warehouse	D	2.00			1		16,179	724	10											

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	162-Outbuildings	M	2.00	1	1979			10		8	98 X 40	1.00	2	3					27,087	18	4,880
2	162-Outbuildings	M	2.00	1	1979			10		8	42 X 41	1.00	2	3					11,899	18	2,140
3	432-Restroom Building	D	2.00	1	1979			77		10	11 X 7	1.00	2	2					30,221	12	3,630
4	162-Outbuildings	C	2.00	1	1979			10		8		1.00	2	2					12,460	12	1,500
5	162-Outbuildings	M	2.00	1	1979			10		8	144 X 134	1.00	1	1					89,919	2	1,800

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		60				
1	617-Complete HVAC		40				
1	887-Stud -Hardboard Siding		50				
1	889-Stud -Rubble Stone Veneer		50				
1	8005-Porch, Slab with Roof	459					
1	8005-Porch, Slab with Roof	414					
1	8005-Porch, Slab with Roof	187					
1	8005-Porch, Slab with Roof	414					
1	8090-Carport, Flat or Shed Roof	648					
1	8615-Loading Dock, Concrete	464					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	3,920					
2	8355-Paving, Concrete with Base	1,722					
3	602-Electric Wall		100				
3	882-Stud -Brick Veneer		100				
3	8065-Canopy, Retail Wood Frame	143					
4	6605067-Outdoor Floodlight, Incandes	7					
4	6605071-Outdoor Lighting Pole, Steel	12			7		
5	8350-Paving, Asphalt with Base	19,296					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
	3649-No HVAC	100					

BTCENTRAL Property Record Card

GENERAL BUILDING INFORMATION				APARTMENT DATA							
LBCS Structure Code:	2730-Warehouse structure			1	2	3	4	5	6	7	8
Bldg No. & Name:	2	GOLF CART STORAGE STONERIDGE									
Identical Units:	1	No. of Units:		Units:							
		Unit Type:		BR Type:							
MS Mult:		MS Zip:		Baths:							

IMPROVEMENT COST SUMMARY				CALCULATED VALUES		FINAL VALUES	
Building RCN:			369,620	Cost Land:	147,550	Value Method:	COST
Mkt Adj:	100	Eco Adj:		Cost Building:	311,290	Land Value:	147,550
Building Value:			81,320	Cost Total:	458,840	Building Value:	368,390
Other Improvement RCN:			99,730	Income Value:	803,650	Final Value:	515,940
Other Improvement Value:			14,690	Market Value:	0	Prior Value:	
				MRA Value:	0		



SKETCH VECTORS

A0CU60X108

COMMERCIAL BUILDING SECTIONS & BASEMENTS																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	523-Golf Cart Storage Building	S	2.00	1996		01 / 01		6,480	336	10	3	1				084			369,620	22	81,320

OTHER BUILDING IMPROVEMENTS																					
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	162-Outbuildings	M	2.00	1	1979			10		8	108 X 61	1.00	3	2					45,523	18	8,190
2	162-Outbuildings	C	2.00	1	1979			10		8		1.00	2	2					52,338	12	6,280
3	162-Outbuildings	C	2.00	1	1979			10		8		1.00	2	2					1,873	12	220

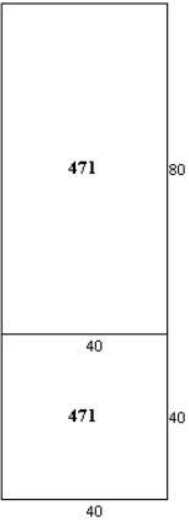
COMMERCIAL BUILDING SECTION COMPONENTS							
Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	887-Stud -Hardboard Siding		100				

OTHER BUILDING IMPROVEMENT COMPONENTS									
No.	Code	Units	Pct	Size	Other	Rank	Year		
1	8355-Paving, Concrete with Base	6,588							
2	6605064-Outdoor Floodlight, Mercury \	14							
2	6605071-Outdoor Lighting Pole, Steel	24			14				
3	6605067-Outdoor Floodlight, Incandes	3							

BTCENTRAL Property Record Card

GENERAL BUILDING INFORMATION				APARTMENT DATA							
LBCS Structure Code:	2730-Warehouse structure			1	2	3	4	5	6	7	8
Bldg No. & Name:	3	CLUB @ STONERIDGE INC			Units:						
Identical Units:	1	No. of Units:			BR Type:						
		Unit Type:									
MS Mult:		MS Zip:			Baths:						

IMPROVEMENT COST SUMMARY				CALCULATED VALUES		FINAL VALUES	
Building RCN:			156,000	Cost Land:	147,550	Value Method:	COST
Mkt Adj:	100	Eco Adj:		Cost Building:	311,290	Land Value:	147,550
Building Value:			15,520	Cost Total:	458,840	Building Value:	368,390
Other Improvement RCN:			2,490	Income Value:	803,650	Final Value:	515,940
Other Improvement Value:			300	Market Value:	0	Prior Value:	
				MRA Value:	0		



SKETCH VECTORS

A0CU40X40H; A0CU40X40; A1U40CU80X40

COMMERCIAL BUILDING SECTIONS & BASEMENTS																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	471-Lt. Commercial Utility Build.	C	2.00	1947		01 / 01		1,600	120	15	2.5	2				084			82,080	9	7,390
2	471-Lt. Commercial Utility Build.	C	2.00	1970		01 / 01		3,200	200	14	2.5	2				084			73,915	11	8,130

OTHER BUILDING IMPROVEMENTS																					
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	162-Outbuildings	M	2.00	1	1970			10		8	13 X 17	1.00	2	2					2,486	12	300

COMMERCIAL BUILDING SECTION COMPONENTS									
Sec	Code		Units	Pct	Size	Other	Rank	Year	
1	606-Space Heater			100					
1	807-Brick, Solid			100					
2	649-No HVAC								
2	762-Mezzanines-Open		621						
2	916-Single -Metal on Steel Frame			100					

OTHER BUILDING IMPROVEMENT COMPONENTS									
No.	Code					Units	Pct	Size	Other
1	8356-Paving. Concrete with Base (hea					221		10	

BTCENTRAL Property Record Card

Parcel ID: 005-185-21-0-40-01-015.00-0

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COMMENTS

AgCom: WR#3375700; **OthCom:** Pump house on the north e; **OthCom:** 23x42 Pool House;
OthComp: Concrete around pool.; **OthComp:** Pool is not usable due t; **OthComp:** Fence around pool.;
OthComp: Canopy on the north side

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 507,855
Eco Adj: 100
Other Improvement Value: 5,800

AG LAND SUMMARY

Dry Land Acres: 0.00
Irrigated Acres: 0.00
Native Grass Acres: 0.00
Tame Grass Acres: 0.00
Total Ag Acres: 0.00

Total Ag Use Value: 0
Total Ag Mkt Value: 0

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		163-Site Improvements	W	2.00	1	1970			10		8		1.00	2	2					49,870	5	2,490
2		162-Outbuildings	A	2.00	1	1970			10		8		1.00	0	0					424,707	0	0
3		162-Outbuildings	H	2.00	1	1970			10		8	40 X 8	1.00	3	3					1,120	26	290
4		162-Outbuildings	H	2.00	1	1970			10		8	23 X 5	1.00	2	2					623	16	100
5		162-Outbuildings	D	2.00	1	1970			10		8	18 X 16	1.00	2	3					12,309	9	1,110
6		133-Prefabricated Storage Sheds	D	2.00	1	1970			100	40	8	10 X 10	1	2	2					2,707	6	160
7		133-Prefabricated Storage Sheds	D	2.00	1	1970			966		8		1.00	3	2					16,519	10	1,650

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8002-Porch, Open Slab	5,667					
2	6607014-Motel Pool, Residential Type	5,603					
3	6604001-Chain Link Fence, Galvaniz	53			6		
4	6605024-Treat Wood Fence, 6' Solid I	19					
5	8065-Canopy, Retail Wood Frame	288					