



201

Walnut St

1217

1215

GREAT BEND

1203

1201

Elm St

100

100

BTCENTRAL Property Record Card

Parcel ID: 005-188-34-0-30-07-003.01-0

Quick Ref: R11117

Tax Year: 2026

Run Date: 9/12/2025 10:16:50 AM

OWNER NAME AND MAILING ADDRESS

FINCH. CLARA J & FINCH. EUGENE E & F

213 HUBBARD ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

1215 2ND ST
Great Bend, KS 67530

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:
Neighborhood:090.0 Great Bend - 090.0
Economic Adj. Factor:
Map / Routing: 188 / 02400
Tax Unit Group: 001-001-GREAT BEND CTY

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:



Image Date: 06/23/2020

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/23/2020	2:20 PM	FR	17	TLM		
06/09/2016	12:40 PM	6	17	203		
07/28/2010	9:35 AM	6	17	WMP		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.710	40	2.750
Total	2.710	40	2.750

Not Yet Available

TRACT DESCRIPTION

LAKEVIEW ADD, S34, T19, R13W, BLOCK 6, Lot 19-21 PT, PARCEL SIZE-58'x150'; COM 50 NELY NWCOR BLK 6 TH NELY58,S150,SWLY58,N150 POB

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	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
Sqft	1-Primary Site - 1		8.700											5	7,000.00	0.37	0.07	0.09	2.710

Total Market Land Value 2,710

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-FR
Year Blt: 1940 Est: Yes
Eff Year: Link:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 910
Main Floor Living Area: 910
Upper Floor Living Area Pct:
CDU: UN
CDU Reason:
Phys/Func/Econ: UN / /
Ovr Pct Gd/Rsn: 0 -No Value
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 1-Slab - 1
Total Rooms: 5 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: None - 1

IMPROVEMENT COST SUMMARY

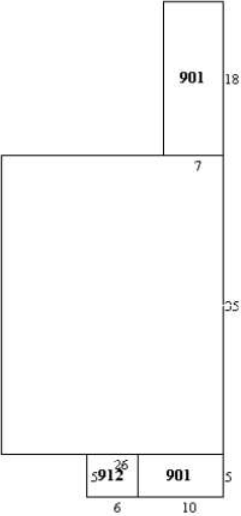
Dwelling RCN: 103,282
Percent Good: 0
Mkt Adj: 100 Eco Adj: 100
Building Value: 0
Other Improvement RCN: 3,710
Other Improvement Value: 40

CALCULATED VALUES

Cost Land: 2,710
Cost Building: 40
Cost Total: 2,750
Income Value: 0
Market Value: -44,800
MRA Value: -49,860
Weighted Estimate: -43,120

FINAL VALUES

Value Method: COST
Land Value: 2,710
Building Value: 40
Final Value: 2,750
Prior Value: 2,750



SKETCH VECTORS

A0CU35X26; A2U35R19CU18X7; A3R16D5CU5X10; A1R10CR6X5

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shec	D	2.00	1	1900			55		8		1.00	1	1					1,919	2	40
2		133-Prefabricated Storage Shec	S	2.00	1	1989			90		8	10 X 9	1.00	0	0					1,790	0	0

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
105-Frame, Siding		25		
116-Frame, Siding/Shingle		75		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	910			
901-Open Slab Porch	126	1.00	1900	
901-Open Slab Porch	50	3.00	1900	

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
912-Raised Enclosed Porch, Solid Walls	30			