



Comanche Rd



BTCENTRAL Property Record Card

Parcel ID: 005-224-20-0-00-02-008.01-0

Quick Ref: R16120

Tax Year: 2026

Run Date: 9/11/2025 9:31:08 AM

OWNER NAME AND MAILING ADDRESS

ADAMS, KELLY ANN

5844 16TH STREET TER APT A57
GREAT BEND, KS 67530-2842

PROPERTY SITUS ADDRESS

440 COMANCHE RD
Great Bend, KS 67530

LAND BASED CLASSIFICATION SYSTEM

Function: 1160 Manufactured h **Sfx:** 0
Activity: 1000 Residential activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units:
Zoning:
Neighborhood:055.0 Rural Portions of Barton C
Economic Adj. Factor:
Map / Routing: 224 / 03299
Tax Unit Group: 262-262-COMANCHE TWP

PROPERTY FACTORS

Topography: Level - 1
Utilities: None - 8
Access: Dirt Road - 3
Fronting: Dead End - 7
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:



Image Date: 06/28/2016

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/29/2022	10:05 AM	0	17	CND		
06/28/2016	9:50 AM	0	17	203		
09/17/2015	11:10 AM	6	FCN	203		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	19,380	0	19,380
Total	19,380	0	19,380

Not Yet Available

TRACT DESCRIPTION

COMANCHE ESTATES, S20, T20, R12W, Lot 10
PT, PARCEL SIZE-165'x627"; S/2 LOT 10

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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
Acre	1-Primary Site - 1		2.40											5	1.00	14,900.00	3,200.00	9,700.00	19,380

Total Market Land Value 19,380

BTCENTRAL Property Record Card

Parcel ID: 005-224-20-0-00-02-008.01-0

Quick Ref: R16120

Tax Year: 2026

Run Date: 9/11/2025 9:31:08 AM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:		Arch Style:		Dwelling RCN:	55,336
Quality:		Bsmt Type:		Percent Good:	0
Year Blt:	Est:	Total Rooms:	Bedrooms:	Mkt Adj: 100	Eco Adj: 100
Eff Year:	Link:	Family Rooms:		Building Value:	0
MS Style:		Full Baths:	Half Baths:		
LBCS Struct:		Garage Cap:			
No. of Units:		Foundation:			
		MANUFACTURED HOMES		CALCULATED VALUES	
Total Living Area:		Res Type:	Manufactured Home	Cost Land:	19,380
Calculated Area:		Style:	13-Singlewide	Cost Building:	0
Main Floor Living Area:		Year: 1976	Eff Year:	Cost Total:	19,380
Upper Floor Living Area Pct:		Quality:	1.15-LO	Income Value:	0
CDU:		LBCS Struct:	Manufactured home	Market Value:	0
CDU Reason:		Width: 14	Length: 70	MRA Value:	0
Phys/Func/Econ:		CDU: UN	Class:	Weighted Estimate:	0
Ovr Pct Gd/Rsn:		Phys/Func/Econ:	UN / /	FINAL VALUES	
Remodel:		Ovr Pct Gd/Rsn:	0 -No Value	Value Method:	COST
Percent Complete:		Tagalong Style:		Land Value:	19,380
Assessment Class:		Width:	Length:	Building Value:	0
MU CIs/Pct:		Post Value:	Yes	Final Value:	19,380
				Prior Value:	19,380

No Sketch Available

SKETCH VECTORS

MANUFACTURED HOUSING COMPONENTS				
Code	Units	Pct	Quality	Year
181-Aluminum Sheet		100		
223-Metal, Corrugated or Ribbed		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
1501-Skirting, Metal or Vinyl, Vertical	168			