



NO SMOKING

560



564

HOISINGTON

560

554

472

W 2nd St

N Clay St

BTCENTRAL Property Record Card

Parcel ID: 005-133-05-0-10-44-011.00-0

Quick Ref: R3965

Tax Year: 2026

Run Date: 9/15/2025 9:24:01 AM

OWNER NAME AND MAILING ADDRESS

KC LAND SERVICES LLC

554 W 2ND ST
HOISINGTON, KS 67544

PROPERTY SITUS ADDRESS

560 W 2ND ST
Hoisington, KS 67544

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:031.0 City of Hoisington - NBHD
Economic Adj. Factor:
Map / Routing: 133 / 04402
Tax Unit Group: 002-002-HOISINGTON CTY

TRACT DESCRIPTION

W R SMITHS ADD, S05, T18, R13W, BLOCK 4,
Lot 12, PARCEL SIZE-50'x140'



Image Date: 06/03/2019

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/03/2019	11:20 AM	6	17	TLM		
05/10/2017	11:30 AM	1	P	cnd	Clark Decker	6
11/17/2016	2:55 PM	5	P	203		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
3466	150	Fence	04/04/2016	C	
99999	1	Interior Remodel	04/01/2009	C	0
00190	2,000		05/17/2001	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	4.620	1.430	6.050
Total	4.620	1.430	6.050

Not Yet Available

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		7,000											14	7,000.00	0.66	0.44	0.56	4.620

Total Market Land Value 4,620

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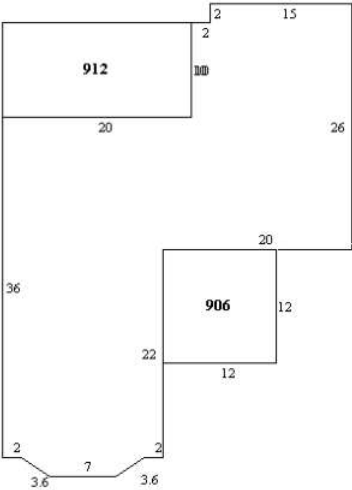
DWELLING INFORMATION			
Res Type:	1-Single-Family Residence		
Quality:	2.33-FR+		
Year Blt:	1900	Est:	Yes
Eff Year:	Link:		
MS Style:	1-One Story		
LBCSstruct:	1110-Detached SFR unit		
No. of Units:			
Total Living Area:	1,112		
Calculated Area:	1,112		
Main Floor Living Area:	1,112		
Upper Floor Living Area Pct:			
CDU:	VP-		
CDU Reason:			
Phys/Func/Econ:	PR- / /		
Ovr Pct Gd/Rsn:			
Remodel:	2001 /		
Percent Complete:			
Assessment Class:			
MU CIs/Pct:			

COMP SALES INFORMATION			
Arch Style:	09-Old Style		
Bsmt Type:	2-Crawl - 2		
Total Rooms:	5	Bedrooms:	2
Family Rooms:			
Full Baths:	1	Half Baths:	
Garage Cap:			
Foundation:	Concrete - 2		

IMPROVEMENT COST SUMMARY			
Dwelling RCN:	137,143		
Percent Good:	3		
Mkt Adj:	100	Eco Adj:	100
Building Value:	4,110		
Other Improvement RCN:	3,570		
Other Improvement Value:	630		

CALCULATED VALUES	
Cost Land:	4,620
Cost Building:	4,740
Cost Total:	9,360
Income Value:	0
Market Value:	-33,500
MRA Value:	-46,840
Weighted Estimate:	-1,820

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	4,620
Building Value:	1,670
Final Value:	6,290
Prior Value:	6,050



SKETCH VECTORS

A0CVU2L3L2U36R20U10R2U2R15D26L20D22L2VL3D2L7;
A2R12U12CU12X12; A1U38L5CU10X20

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	M	0.50	1	1981			200		8	20 X 10	1.00	3	3					2,300	24	550
2		133-Prefabricated Storage Shec	S	0.60	1	1981			120		6	12 X 10	1	2	2					1,266	6	80

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		75		
114-Frame, Wood Shingle		25		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,112			
901-Open Slab Porch	100		1.15	1940
906-Wood Deck with Roof	144			

DWELLING COMPONENTS			
Code	Units	Pct	Quality
912-Raised Enclosed Porch, Solid Walls	200		

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8090-Carport, Flat or Shed Roof	200					2017

