



1120

12th St

Odell St

Morphy St

2421

1120

GREAT BEND

1116

1114

1121

1111

1109

BTCENTRAL Property Record Card

Parcel ID: 005-188-28-0-30-32-003.00-0

Quick Ref: R9336

Tax Year: 2026

Run Date: 9/11/2025 11:19:02 AM

OWNER NAME AND MAILING ADDRESS

BOESE, DENNIS L

1302 E 95TH AVE
HUTCHINSON, KS 67502-9017

PROPERTY SITUS ADDRESS

1120 ODELL 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 / 10500
Tax Unit Group: 001-001-GREAT BEND CTY

TRACT DESCRIPTION

GREAT BEND ORIGINAL TOWN, S28, T19,
R13W, BLOCK 131, Lot 6 PT, PARCEL SIZE-
50'x140'; S/2 LOT 6 BLK 131



Image Date: 08/12/2025

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
08/12/2025	9:55 AM	5	17	CK		
07/11/2019	11:00 AM	5	17	TLM		
08/28/2013	10:40 AM	5	17	TLM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2,590	30,410	33,000
Total	2,590	30,410	33,000

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											5	7,000.00	0.37	0.07	0.09	2,590

Total Market Land Value 2,590

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-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:
Calculated Area: 720
Main Floor Living Area: 720
Upper Floor Living Area Pct:
CDU: FR
CDU Reason:
Phys/Func/Econ: AV- / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 2-Crawl - 2
Total Rooms: 4 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

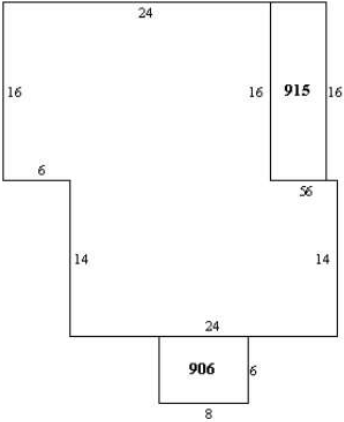
Dwelling RCN: 86,926
Percent Good: 35
Mkt Adj: 100 Eco Adj: 100
Building Value: 30,420
Other Improvement RCN: 2,460
Other Improvement Value: 1,180

CALCULATED VALUES

Cost Land: 2,590
Cost Building: 31,600
Cost Total: 34,190
Income Value: 0
Market Value: 33,000
MRA Value: 41,290
Weighted Estimate: 32,490

FINAL VALUES

Value Method: MKT
Land Value: 2,590
Building Value: 30,410
Final Value: 33,000
Prior Value: 33,000



SKETCH VECTORS

A0CU14L6U16R24D16R6D14L24; A2R8D6CU6X8;
A1U14R18CU16X5

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		133-Prefabricated Storage Shed	D	2.00	1	2012			80		8	10 X 8	1	3	3					2,464	48	1,180

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	720			
906-Wood Deck with Roof	48			
915-Enclosed Wood Deck, Solid Wall	80			