



2923

22nd St

GREATER BEND

2923/2923

2923

2923

2915

Monroe St

2112

BTCENTRAL Property Record Card

Parcel ID: 005-189-29-0-10-18-003.00-0

Quick Ref: R11393

Tax Year: 2026

Run Date: 9/16/2025 8:25:15 AM

OWNER NAME AND MAILING ADDRESS

TIMBERLAND PROPERTIES LLC

3012 16TH ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

2923 22ND ST
Great Bend, KS 67530

LAND BASED CLASSIFICATION SYSTEM

Function: 1180 Dwelling conver **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: 4
Zoning: M
Neighborhood: 091.0 Great Bend - 091.0
Economic Adj. Factor:
Map / Routing: 189 / 03803
Tax Unit Group: 001-001-GREAT BEND CTY



Image Date: 07/18/2022

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 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
07/18/2022	11:59 AM	FR	17	203		
07/13/2016	9:10 AM	8	QC	wmp		
07/07/2016	10:30 AM	5	17	cnd		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	5.850	95.920	101.770
Total	5.850	95.920	101.770

Not Yet Available

TRACT DESCRIPTION

WIEDEYS ADD, S29, T19, R13W, BLOCK 8, Lot
9,10 PT, PARCEL SIZE-95'x70'; N35 OF W70 LOT
9 & W70 LOT 10 BLK 8

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		6,650											3	7,000.00	0.87	0.46	0.69	5,850

Total Market Land Value 5,850

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1920 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSstruct: 1305-Dwelling converted to apa
No. of Units:
Total Living Area:
Calculated Area: 1,232
Main Floor Living Area: 1,232
Upper Floor Living Area Pct:
CDU: FR
CDU Reason:
Phys/Func/Econ: FR / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: 10 Bedrooms: 4
Family Rooms:
Full Baths: 4 Half Baths:
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

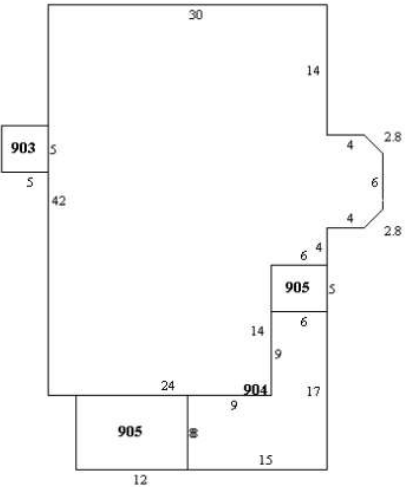
Dwelling RCN: 221,578
Percent Good: 35
Mkt Adj: 100 Eco Adj: 100
Building Value: 77,550
Other Improvement RCN: 14,060
Other Improvement Value: 3,660

CALCULATED VALUES

Cost Land: 5,850
Cost Building: 81,210
Cost Total: 87,060
Income Value: 0
Market Value: 142,200
MRA Value: 142,910
Weighted Estimate: 145,150

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,850
Building Value: 108,130
Final Value: 113,980
Prior Value: 101,770



SKETCH VECTORS

A0CU42R30D14R4VR2D2D6VD2L2L4D4L6D14L24; A2L5U24CU5X5;
A4R15D8CU8R9U9R6D17L15; A1R3D8CU8X12; A3U9R24CU5X6

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		152-Residential Garage - Detach	D	1.00	1	1920			448	88	8	028 X 16	1	3	3					14,063	26	3,660

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	20			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,232			
801-Total Basement Area	1,216			
802-Minimal Finish Area	1,200			
903-Wood Deck	25	2.00		1920
904-Slab Porch with Roof	174			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	96			
905-Raised Slab Porch with Roof	30			