



N Pine St

HOISINGTON

402

406

E 6th St

BTCENTRAL Property Record Card

Parcel ID: 005-132-04-0-20-09-008.00-0

Quick Ref: R3113

Tax Year: 2026

Run Date: 9/16/2025 8:15:26 AM

OWNER NAME AND MAILING ADDRESS

SPRINGER, ERVIN F JR

402 E 6TH ST
HOISINGTON, KS 67544

PROPERTY SITUS ADDRESS

402 E 6TH 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: 132 / 15502
Tax Unit Group: 002-002-HOISINGTON CTY

TRACT DESCRIPTION

TOWN COMPANYS FIRST ADD, S04, T18,
R13W, BLOCK 3, Lot 7, PARCEL SIZE-50'x140'

Image Date: 08/20/2025

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
08/20/2025	11:03 AM	5	17	pdk		
06/05/2019	11:20 AM	1	17	pdk	Irvin	2
07/15/2014	12:25 PM	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	4.620	12.740	17.360
Total	4.620	12.740	17.360

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: 1927 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,090
Main Floor Living Area: 1,090
Upper Floor Living Area Pct:
CDU: PR
CDU Reason:
Phys/Func/Econ: FR- / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 4-Full - 4
Total Rooms: 5 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

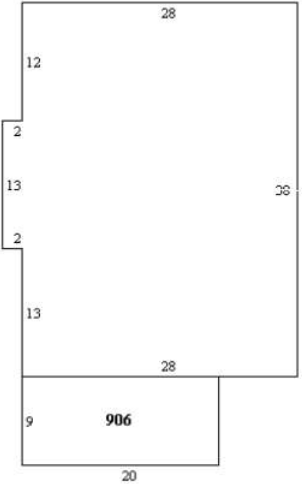
Dwelling RCN: 150,996
Percent Good: 12
Mkt Adj: 100 Eco Adj: 100
Building Value: 18,120
Other Improvement RCN: 16,130
Other Improvement Value: 1,220

CALCULATED VALUES

Cost Land: 4,620
Cost Building: 19,340
Cost Total: 23,960
Income Value: 0
Market Value: 12,000
MRA Value: 7,060
Weighted Estimate: 12,970

FINAL VALUES

Value Method: OVR
Land Value: 4,620
Building Value: 12,740
Final Value: 17,360
Prior Value: 17,360



SKETCH VECTORS

A0CU13L2U13R2U12R28D38L28; A1CR20X9

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		152-Residential Garage - Detach	D	1.00	1	1948			400	80	8	020 X 20	1	1	2					12,668	8	1,010
2		133-Prefabricated Storage Shed	D	0.60	1	1927			216	60	8	18 X 12	1	2	2					3,458	6	210

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
307-Floor Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,090			
801-Total Basement Area	1,090			
906-Wood Deck with Roof	180			