



NW 100 RD

S Main St

653



BTCENTRAL Property Record Card

Parcel ID: 005-133-08-0-10-03-001.00-0

Quick Ref: R4388

Tax Year: 2026

Run Date: 9/16/2025 8:18:38 AM

OWNER NAME AND MAILING ADDRESS

SPRINGER. ERVIN F JR

402 E 6TH ST
HOISINGTON, KS 67544

PROPERTY SITUS ADDRESS

653 S MAIN ST
Hoisington, KS 67544

LAND BASED CLASSIFICATION SYSTEM

Function: 2175 Service garage **Sfx:** 0
Activity: 2120 Service-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning:
Neighborhood: 508.0 Hoisington - 508.0
Economic Adj. Factor:
Map / Routing: 133 / 06101
Tax Unit Group: 156-156-S HOMESTEAD TWP

TRACT DESCRIPTION

SOUTHPARK ADD, S08, T18, R13W, BLOCK 1,
Lot 1 - 3 &, PARCEL SIZE-150'x142'; LOTS 1-3
BLK 1 & N5 OF VAC GRAY ST



Image Date: 06/30/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Secondary Strip - 5
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/30/2020	9:56 AM	FR	17	wmp		
11/17/2014	10:00 AM	1	17	BE		
10/19/2012	4:30 PM	1	17	BK		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	13.650	12.020	25.670
Total	13.650	12.020	25.670

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		21.300											11	14,000.00	0.85	0.24	0.67	13.650

Total Market Land Value 13,650

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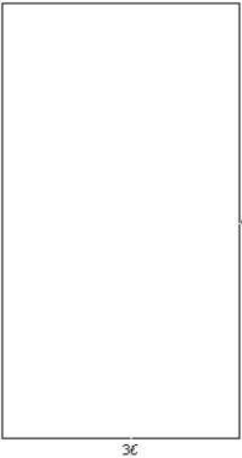
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GENERAL BUILDING INFORMATION				APARTMENT DATA							
LBCS Structure Code: 2730-Warehouse structure				1	2	3	4	5	6	7	8
Bldg No. & Name: 1 SPRINGER'S AUTO				Units:							
Identical Units: 1				No. of Units:				BR Type:			
				Unit Type:							
MS Mult:				MS Zip:				Baths:			

IMPROVEMENT COST SUMMARY				CALCULATED VALUES		FINAL VALUES	
Building RCN:		129,360		Cost Land:	13,650	Value Method:	COST
Mkt Adj:	100	Eco Adj:		Cost Building:	12,140	Land Value:	13,650
Building Value:		9,060		Cost Total:	25,790	Building Value:	12,140
Other Improvement RCN:		19,900		Income Value:	68,400	Final Value:	25,790
Other Improvement Value:		320		Market Value:	0	Prior Value:	
				MRA Value:	0		



SKETCH VECTORS

A0CU66X36

COMMERCIAL BUILDING SECTIONS & BASEMENTS																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	528-Service Repair Garage	C	1.00	1925		01 / 01		2,376	204	9	2	2				047			129,362	7	9,060

OTHER BUILDING IMPROVEMENTS																					
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	162-Outbuildings	M	2.00	1	1925			10		8	0012 X 048	1	1	1					3,980	2	80
2	162-Outbuildings	M	2.00	1	1925			10		8	0013 X 036	1	1	1					3,234	2	60
3	162-Outbuildings	M	2.00	1	1925			10		8	0022 X 060	1	1	1					9,121	2	180
4	133-Prefabricated Storage Shed	D	2.00	1	1925			144	48	8	12 X 12	1.00	0	0					3,560	0	0

COMMERCIAL BUILDING SECTION COMPONENTS									OTHER BUILDING IMPROVEMENT COMPONENTS								
Sec	Code	Units	Pct	Size	Other	Rank	Year		No.	Code	Units	Pct	Size	Other	Rank	Year	
1	606-Space Heater		100						1	8355-Paving, Concrete with Base	576		10				
1	892-Stud -Stucco		75						2	8355-Paving, Concrete with Base	468		10				
1	896-Stud Walls-Wood Siding		25						3	8355-Paving, Concrete with Base	1,320		10				

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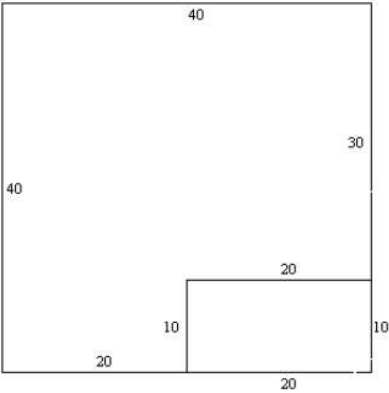
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GENERAL BUILDING INFORMATION				APARTMENT DATA							
LBCS Structure Code:	2730-Warehouse structure			1	2	3	4	5	6	7	8
Bldg No. & Name:	2	SPRINGER'S AUTO			Units:						
Identical Units:	1	No. of Units:			BR Type:						
		Unit Type:			Baths:						
MS Mult:		MS Zip:									

IMPROVEMENT COST SUMMARY				CALCULATED VALUES		FINAL VALUES	
Building RCN:			68,930	Cost Land:	13,650	Value Method:	COST
Mkt Adj:	100	Eco Adj:		Cost Building:	12,140	Land Value:	13,650
Building Value:			2,760	Cost Total:	25,790	Building Value:	12,140
Other Improvement RCN:			1,560	Income Value:	68,400	Final Value:	25,790
Other Improvement Value:			0	Market Value:	0	Prior Value:	
				MRA Value:	0		



SKETCH VECTORS

A0CU40R40D30L20D10L20,A1R20CU10X20

COMMERCIAL BUILDING SECTIONS & BASEMENTS																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	406-Storage Warehouse	D	1.00	1981		01 / 01		1,600	160	8	1	1				084			68,928	4	2,760

OTHER BUILDING IMPROVEMENTS																					
No.	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	1925			60	22	8	12 X 5	1.00	0	0					1,560	0	0

COMMERCIAL BUILDING SECTION COMPONENTS										OTHER BUILDING IMPROVEMENT COMPONENTS											
Sec	Code		Units	Pct	Size	Other	Rank	Year													
1	3-Default Heating			100																	
1	887-Stud -Hardboard Siding			100																	

