



Broadway Ave

2803

GREAT-BEND

1415

1411

1407

Jefferson St

BTCENTRAL Property Record Card

Parcel ID: 005-189-29-0-40-23-009.00-0

Quick Ref: R12572

Tax Year: 2026

Run Date: 9/11/2025 11:36:58 AM

OWNER NAME AND MAILING ADDRESS

CLANTON. SANDRA R

2211 VAN BUREN ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

1415 JEFFERSON 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: 091.0 Great Bend - 091.0
Economic Adj. Factor:
Map / Routing: 189 / 04098
Tax Unit Group: 001-001-GREAT BEND CTY



Image Date: 08/09/2022

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
08/09/2022	9:48 AM	FR	17	pdk		
10/20/2017	3:15 PM	5	S	pdk		
09/19/2017	3:12 PM	5	P	pdk		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
16551	11,000	Roof	07/31/2017	C	100
13686	6,200	Roof	10/01/2015	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	6.090	84.510	90.600
Total	6.090	84.510	90.600

TRACT DESCRIPTION

HEIZER PARK, S29, T19, R13W, BLOCK 26,
PARCEL SIZE-50'x140': COM 80 W & 100 S
NWCOR BLK 27 TH W140,S50,E140,N50 POB

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											3	7,000.00	0.87	0.46	0.69	6.090

Total Market Land Value 6,090

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1898 **Est:** Yes
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,212
Main Floor Living Area: 1,212
Upper Floor Living Area Pct:
CDU: AV-
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: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

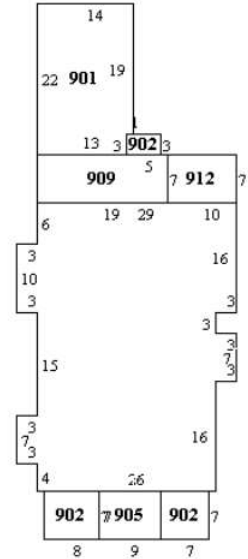
Dwelling RCN: 155,195
Percent Good: 51
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 79,150
Other Improvement RCN: 38,710
Other Improvement Value: 10,060

CALCULATED VALUES

Cost Land: 6,090
Cost Building: 89,210
Cost Total: 95,300
Income Value: 0
Market Value: 90,600
MRA Value: 85,190
Weighted Estimate: 96,900

FINAL VALUES

Value Method: MKT
Land Value: 6,090
Building Value: 84,510
Final Value: 90,600
Prior Value: 90,600



SKETCH VECTORS

A0CU4L3U7R3U15L3U10R3U6R29D16L3D3R3D7L3D16L26;
A6U49CU22R14D19L1D3L13; A4R1D7CU7X8; A5R18D7CU7X7;
A7U49R13CU3X5; A3R9CR9X7; A1U42CU7X19; A2U42R19CU7X10

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	C	2.00	1	1946			576	96	8	24 X 24	2	3	3					38,707	26	10,060

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		2017
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,212			
901-Open Slab Porch	305	3.00		1979
902-Raised Slab Porch	56	3.00		1900
902-Raised Slab Porch	49			1900
902-Raised Slab Porch	15			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	63			
909-Enclosed Porch, Solid Walls	133			
912-Raised Enclosed Porch, Solid Walls	70			