





364

358

165

HOISINGTON

171

S Vine St

272

268

W Broadway St

BTCENTRAL Property Record Card

Parcel ID: 005-133-05-0-40-10-010.00-0

Quick Ref: R4200

Tax Year: 2026

Run Date: 9/11/2025 11:23:33 AM

OWNER NAME AND MAILING ADDRESS

BRYANT. CARL & BRYANT. ROSE

171 S VINE ST
HOISINGTON, KS 67544

PROPERTY SITUS ADDRESS

171 S VINE 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: 133 / 07602
Tax Unit Group: 002-002-HOISINGTON CTY

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:



Image Date: 06/18/2019

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/06/2019	12:30 PM	5	17	TLM		
08/08/2014	12:40 PM	1	17	KBW	Carl Bryant	1
06/18/2013	3:00 PM	5	P	203		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
2855	535	Roof	05/10/2013	C	

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	3,850	4,580	8,430
Total	3,850	4,580	8,430

Not Yet Available

TRACT DESCRIPTION

HOISINGTON ORIGINAL, S05, T18, R13W,
BLOCK 39, Lot 16-18 PT, PARCEL SIZE-75'x75';
S75 LOTS 16-18 BLK 39

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		5,625											14	7,000.00	0.66	0.44	0.56	3,850

Total Market Land Value 3,850

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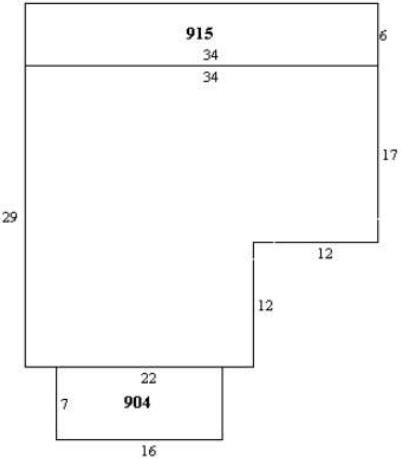
DWELLING INFORMATION			
Res Type:	1-Single-Family Residence		
Quality:	2.00-FR		
Year Blt:	1900	Est:	Yes
Eff Year:	Link:		
MS Style:	1-One Story		
LBCSStruct:	1110-Detached SFR unit		
No. of Units:			
Total Living Area:			
Calculated Area:			842
Main Floor Living Area:			842
Upper Floor Living Area Pct:			
CDU:	PR		
CDU Reason:			
Phys/Func/Econ:	PR / /		
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:	102,128		
Percent Good:	9		
Mkt Adj:	100	Eco Adj:	100
Building Value:	9,190		
Other Improvement RCN:	3,560		
Other Improvement Value:	70		

CALCULATED VALUES	
Cost Land:	3,850
Cost Building:	9,260
Cost Total:	13,110
Income Value:	0
Market Value:	700
MRA Value:	-1,660
Weighted Estimate:	1,280

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	3,850
Building Value:	4,920
Final Value:	8,770
Prior Value:	8,430



SKETCH VECTORS
A0CR22U12R12U17L34D29; A1R3CR16X7; A2U29CU6X34

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		133-Prefabricated Storage Shec	D	2.00	1	1900			144	48	8	12 X 12	1	1	1					3,560	2	70

DWELLING COMPONENTS					
Code	Units	Pct	Quality	Year	
104-Frame, Plywood or Hardboard		100			
208-Composition Shingle		100		2013	
402-Automatic Floor Cover Allowance					
601-Plumbing Fixtures	5				
602-Plumbing Rough-ins	1				
622-Raised Subfloor	842				
904-Slab Porch with Roof	112		1.00		
915-Enclosed Wood Deck, Solid Wall	204				