



E Hamilton Ave

A St

118

203

CLAFLIN

211

B St

115

109

200



BTCENTRAL Property Record Card

Parcel ID: 005-108-34-0-30-20-003.01-0

Quick Ref: R2685

Tax Year: 2026

Run Date: 9/11/2025 12:09:52 PM

OWNER NAME AND MAILING ADDRESS

DECKER, JAMES ANDREW 50 %
MURRAY, LEISHA GAYLE 50 %
118 A ST P.O. BOX 447
CLAFLIN, KS 67525

PROPERTY SITUS ADDRESS

118 A ST
Claflin, KS 67525

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:047.0 Claflin - 047.0
Economic Adj. Factor:
Map / Routing: 108 / 12402
Tax Unit Group: 004-004-CLAFLIN CTY



Image Date: 08/08/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Semi Improved Road - 2, Sidewalk - 6
Fronting: Major Strip or CBD - 1
Location: Central Business District - 1
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/07/2024	1:39 PM	6	17	aro		
01/24/2020		5	FR	203		
08/30/2019	10:40 AM	1	S	203	Leisha Murray	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
99999		Interior Remodel	08/07/2024	O	
99999		Exterior Siding	10/25/2019	C	
99999		Roof	10/25/2019	C	

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	6.820	125.180	132.000
Total	6.820	125.180	132.000

Not Yet Available

TRACT DESCRIPTION

CLAFLIN ORIGINAL TOWN, S34, T17, R11W,
BLOCK 15, Lot 19 - 24 PT, PARCEL SIZE-
150'x80'; W80 LOTS 19-24 BLK 15

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		12.000											14	7,000.00	0.66	0.44	0.56	6.820

Total Market Land Value 6,820

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1890 **Est:**
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 2,704
Calculated Area: 2,712
Main Floor Living Area: 1,515
Upper Floor Living Area Pct: 79
CDU: AV-
CDU Reason:
Phys/Func/Econ: FR / /
Ovr Pct Gd/Rsn:
Remodel: 2019 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 2-Crawl - 2
Total Rooms: 10 **Bedrooms:** 8
Family Rooms:
Full Baths: 3 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

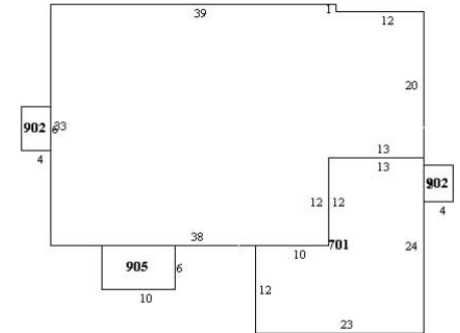
Dwelling RCN: 286,385
Percent Good: 51
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 146,060
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 6,820
Cost Building: 146,060
Cost Total: 152,880
Income Value: 0
Market Value: 131,200
MRA Value: 132,000
Weighted Estimate: 127,380

FINAL VALUES

Value Method: MRA
Land Value: 6,820
Building Value: 125,180
Final Value: 132,000
Prior Value: 132,000



SKETCH VECTORS

A0CU33R39D1R12D20L13D12L38;
 A1R28D12CU12R10U12R13D24L23; A3L4U13CU6X4;
 A4U11R51CR4X5; A2R7D6CU6X10

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		2019
208-Composition Shingle		100		2019
351-Warmed & Cooled Air		45		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,704			
701-Attached Garage	432			
736-Garage Finish, Attached	420			
902-Raised Slab Porch	24		3.00	1997
902-Raised Slab Porch	20		3.00	1997
905-Raised Slab Porch with Roof	60			