



NE 90 AVE

1392

1390

902

1393

1391

1392

908

St Stephan Ave

Kinzel St

BTCENTRAL Property Record Card

Parcel ID: 005-096-24-0-20-02-005.00-0

Quick Ref: R2082

Tax Year: 2026

Run Date: 9/15/2025 10:26:47 AM

OWNER NAME AND MAILING ADDRESS		
MILLER, ERIC ALLEN	50 %	
HICKEL, TARILYNN JEAN	50 %	
1390 NE 90 AVE		
ODIN, KS 67525		
PROPERTY SITUS ADDRESS		

1390 NE 90 AVE
ODIN, 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



Image Date: 08/01/2024

GENERAL PROPERTY INFORMATION		
Prop Class:	R	Residential - R
Living Units:	1	
Zoning:		
Neighborhood:	048.0	Odin - 048.0
Economic Adj. Factor:		
Map / Routing:	096	/ 02403
Tax Unit Group:	116-116-CHEYENNE TWP	

PROPERTY FACTORS	
Topography:	Level - 1
Utilities:	Well - 5, Septic - 6, Gas - 7
Access:	Paved Road - 1
Fronting:	Secondary Artery - 2
Location:	Secondary Strip - 5
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
07/25/2024	12:01 PM	5	17	203		
07/11/2018	11:45 AM	5	17	203		
09/16/2013	9:40 AM	5	17	TLM		

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp
00001	1		07/19/2000	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.310	40.050	41.360
Not Yet Available			
Total	1.310	40.050	41.360

TRACT DESCRIPTION	
KINZEL ADD #1, S24, T17, R12W, BLOCK 1, Lot 13 - 14PT, PARCEL SIZE-98'x140'; LOTS 13 & 14 LESS N2 LOT 14 BLK 1	

MISCELLANEOUS IMPROVEMENT VALUES			
Class	Value	Reason Code	

NEW CONSTRUCTION			
Class	Value	Reason Code	

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		12.740											13	14,000.00	0.10	0.05	0.07	1.310
Total Market Land Value																			1,310

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1910 **Est:** Yes
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,009
Main Floor Living Area: 696
Upper Floor Living Area Pct: 45
CDU: FR
CDU Reason: TC
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: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

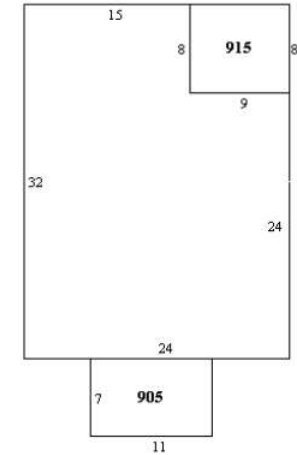
Dwelling RCN: 106,817
Percent Good: 35
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 37,390
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,310
Cost Building: 37,390
Cost Total: 38,700
Income Value: 0
Market Value: 49,900
MRA Value: 54,600
Weighted Estimate: 48,920

FINAL VALUES

Value Method: IDXVAL
Land Value: 1,310
Building Value: 45,010
Final Value: 46,320
Prior Value: 41,360



SKETCH VECTORS

A0CU32R15D8R9D24L24; A2R6CR11X7; A1U24R15CU8X9

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,009			
905-Raised Slab Porch with Roof	77			
915-Enclosed Wood Deck, Solid Wall	72			