





1405

GREAT BEND

1305

K-96 HWY

BTCENTRAL Property Record Card

Parcel ID: 005-189-30-0-40-12-003.00-0

Quick Ref: R13502

Tax Year: 2026

Run Date: 9/15/2025 1:24:59 PM

OWNER NAME AND MAILING ADDRESS

PATEL, DILIP

10401 FRANCE FAMILY DR
KANSAS CITY, KS 66111

PROPERTY SITUS ADDRESS

1305 K 96 HWY
Great Bend, KS 67530

LAND BASED CLASSIFICATION SYSTEM

Function: 2522 Fast food restau **Sfx:** 0
Activity: 2200 Restaurant-type activity
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning:
Neighborhood:501.0 Great Bend - (North & West)
Economic Adj. Factor:
Map / Routing: 189 / 29001
Tax Unit Group: 001-001-GREAT BEND CTY

TRACT DESCRIPTION

TRACT #2A GREAT BEND, S30, T19, R13W,
PARCEL SIZE-240'x367.3' IRR: COM 1002 N
SWCOR SE/4 TH
E30,NELY235,SELY240,W367,N35 POB



Image Date: 09/11/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
08/17/2023	10:32 AM	6	17	wmp		
08/16/2017	2:30 PM	0	17	BE		
07/03/2013	1:00 PM	1	P	BKS	DILIP PATEL	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11048	175,000	Interior Remodel	01/31/2013	C	
10186	15,000	See Notes (see the notes/comments)	03/02/2012	C	
00001	1,600		01/23/2008	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	23,420	104,530	127,950
Total	23,420	104,530	127,950

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		28,650											10	26,500.00	0.87	0.17	0.26	23,420

Total Market Land Value 23,420

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2221-Fast food restaurant

Bldg No. & Name: 1

Identical Units: 1 No. of Units:

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

IMPROVEMENT COST SUMMARY

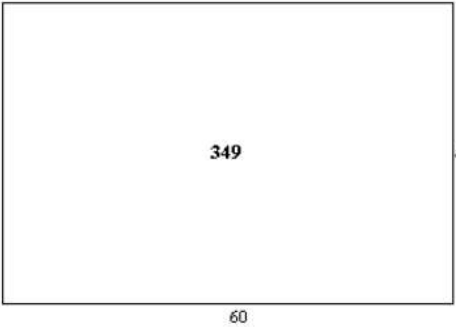
Building RCN: 460,460
Mkt Adj: 100 Eco Adj:
Building Value: 78,280
Other Improvement RCN: 101,140
Other Improvement Value: 24,180

CALCULATED VALUES

Cost Land: 23,420
Cost Building: 102,460
Cost Total: 125,880
Income Value: 0
Market Value: 0
MRA Value: 0

FINAL VALUES

Value Method: COST
Land Value: 23,420
Building Value: 102,460
Final Value: 125,880
Prior Value:



SKETCH VECTORS

A0CU40X60

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	349-Fast Food Restaurant	C	2.00	1984		01 / 01		2,400	200	12	2	2							460,464	17	78,280

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	1984			10		8				1.00	3	3			45,578	27	12,310
2	162-Outbuildings	C	2.00	1	1984			10		8				1.00	3	3			4,809	27	1,300
3	162-Outbuildings	M	2.00	1	1984			10		8				1	3	3			24,876	27	6,720
4	163-Site Improvements	S	2.00	1	2013			10		8				1.00	2	2			8,383	30	2,510
5	162-Outbuildings	H	2.67	1	2013			792		6	132 X 6			1.00	1	1			13,298	4	530
6	162-Outbuildings	M	2.00	1	2013			320		8				1.00	3	3			2,211	31	690
7	133-Prefabricated Storage Shed	D	1.33	1	1984			72		8	8 X 9			1.00	2	2			1,986	6	120

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		50				
1	617-Complete HVAC		50				
1	803-Block with EIFS		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	6,596					
2	6605067-Outdoor Floodlight, Incandes	4					
2	6605071-Outdoor Lighting Pole, Steel	12			2		
3	8355-Paving, Concrete with Base	3,600					
4	6602078-Gazebo, Standard	1					
5	6604032-Metal Fence, Hand Forged	792					
6	8355-Paving, Concrete with Base	320					