



N Washington AVE



429

N US 281 HWY

BTCENTRAL Property Record Card

Parcel ID: 005-182-04-0-00-00-013.00-0

Quick Ref: R6478

Tax Year: 2026

Run Date: 9/15/2025 4:34:29 PM

OWNER NAME AND MAILING ADDRESS

PBCL HOLDINGS LLC

2696 J RD
BELPRE, KS 67519

PROPERTY SITUS ADDRESS

430 N WASHINGTON AVE
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:051.0 Rural Residential North of
Economic Adj. Factor:
Map / Routing: 182 / 02999
Tax Unit Group: 237-237-GREAT BEND 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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:



Image Date: 09/22/2021

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/22/2021	4:52 PM	6	17	cnd		
03/04/2021	2:11 PM	0	P	cnd		
10/19/2018	9:40 AM	6	P	TLM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
99999		Interior Remodel	06/29/2015	C	
09810	300		06/23/1998	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	15,540	11,800	27,340
Total	15,540	11,800	27,340

Not Yet Available

TRACT DESCRIPTION

S04, T19, R13W, PARCEL SIZE-204'x255'; COM
30 E & 900 S NWCOR SW/4 TH
E255,S204,W255,N204 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
Acre	1-Primary Site - 1		1.20											5	1.00	14,900.00	3,200.00	9,700.00	15,540

Total Market Land Value 15,540

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1900 Est: Yes
Eff Year: Link:
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 1,592
Calculated Area: 1,588
Main Floor Living Area: 1,080
Upper Floor Living Area Pct: 47
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: 6 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

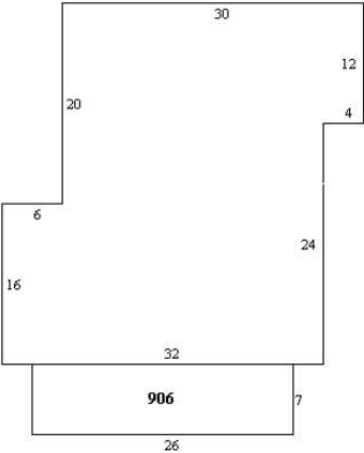
Dwelling RCN: 164,722
Percent Good: 6
Mkt Adj: 100 Eco Adj: 100
Building Value: 9,880
Other Improvement RCN: 15,360
Other Improvement Value: 1,950

CALCULATED VALUES

Cost Land: 15,540
Cost Building: 11,830
Cost Total: 27,370
Income Value: 0
Market Value: -25,500
MRA Value: -31,260
Weighted Estimate: -5,720

FINAL VALUES

Value Method: COST
Land Value: 15,540
Building Value: 11,830
Final Value: 27,370
Prior Value: 27,340



SKETCH VECTORS

A0CU16R6U20R30D12L4D24L32; A1R3D7CU7X26

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		152-Residential Garage - Detach	D	1.00	1	1945			400	80	8	20 X 20	1.00	2	2					12,668	15	1,900
2		133-Prefabricated Storage Shed	D	0.50	1	1998			150		8		1.00	1	1					2,693	2	50

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
211-Galvanized Metal		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,592			
901-Open Slab Porch	32	2.00	1900	
906-Wood Deck with Roof	182	1.00		