



22nd St

GREAT BEND

2120

2116

Jefferson St

BTCENTRAL Property Record Card

Parcel ID: 005-189-29-0-10-20-003.00-0

Quick Ref: R11412

Tax Year: 2026

Run Date: 9/16/2025 8:26:48 AM

OWNER NAME AND MAILING ADDRESS

TIMBERLAND PROPERTIES LLC

3012 16TH ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

2116 JEFFERSON ST
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: 091.0 Great Bend - 091.0
Economic Adj. Factor:
Map / Routing: 189 / 01903
Tax Unit Group: 001-001-GREAT BEND CTY



Image Date: 07/18/2022

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/18/2022	12:59 PM	FR	17	203		
07/07/2016	12:25 PM	5	17	cnd		
07/06/2010	11:45 AM	5	17	WMP		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
00001	1		04/27/2009	C	0
49831	1,400		04/17/1998	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	6.870	85.400	92.270
Total	6.870	85.400	92.270

TRACT DESCRIPTION

HIGHLAND PARK SUB (PHILLIPS ADD RPL),
S29, T19, R13W, BLOCK 4, Lot 9, PARCEL SIZE-
60'x140'

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		8,700											3	7,000.00	0.87	0.46	0.69	6.870

Total Market Land Value 6,870

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1950 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,048
Main Floor Living Area: 1,048
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 1998 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
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

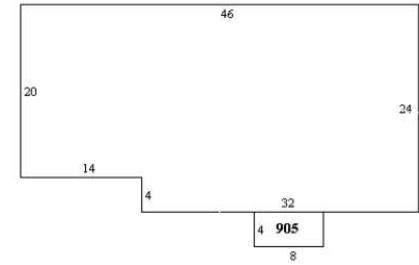
Dwelling RCN: 119,792
Percent Good: 68
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 81,460
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 6,870
Cost Building: 81,460
Cost Total: 88,330
Income Value: 0
Market Value: 99,400
MRA Value: 92,270
Weighted Estimate: 102,120

FINAL VALUES

Value Method: MRA
Land Value: 6,870
Building Value: 85,400
Final Value: 92,270
Prior Value: 92,270



SKETCH VECTORS

A0CU4L14U20R46D24L32; A1R13CR8X4

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	280			
622-Raised Subfloor	768			
901-Open Slab Porch	121	3.00		1989
905-Raised Slab Porch with Roof	32			