



McKinley St

GREAT BEND

3908

3900

23rd St

BTCENTRAL Property Record Card

Parcel ID: 005-189-29-0-20-05-007.00-0

Quick Ref: R11757

Tax Year: 2026

Run Date: 9/15/2025 11:56:31 AM

OWNER NAME AND MAILING ADDRESS

MOORE, JOSEPH F

3908 23RD ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

3908 23RD 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: 094.0 Great Bend - 094.0
Economic Adj. Factor:
Map / Routing: 189 / 25103
Tax Unit Group: 001-001-GREAT BEND CTY

TRACT DESCRIPTION

MCKINNEY SUB #3, S29, T19, R13W, BLOCK 16,
Lot 7, PARCEL SIZE-90'x98.8'

Image Date: 08/15/2023

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
08/15/2023	9:50 AM	5	17	cnd		
06/12/2017	11:30 AM	5	17	203		
07/19/2011	1:45 PM	1	17	KBW	LAVERNA MOORE	6

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
00001	5,000		10/06/2005	C	100
47356	3,000		06/06/1995	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	17.840	175.880	193.720
Total	17.840	175.880	193.720

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		8,915											2	9,800.00	1.89	0.81	0.77	17.840

Total Market Land Value 17,840

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1972 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,436
Main Floor Living Area: 1,436
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: AV- / /
Ovr Pct Gd/Rsn:
Remodel: 1995 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 3 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

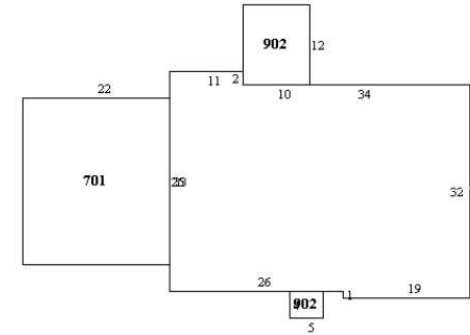
Dwelling RCN: 268,244
Percent Good: 74
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 198,500
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 17,840
Cost Building: 198,500
Cost Total: 216,340
Income Value: 0
Market Value: 205,500
MRA Value: 193,720
Weighted Estimate: 201,800

FINAL VALUES

Value Method: MRA
Land Value: 17,840
Building Value: 175,880
Final Value: 193,720
Prior Value: 193,720



SKETCH VECTORS

A0CU33R11D2R34D32L19U1L26; A1U4CL22X25; A2R18CR5X4;
A3U31R11CU12X10

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,436			
642-Single 2-Story Fireplace	1			
701-Attached Garage	550			
801-Total Basement Area	1,436			
802-Minimal Finish Area	1,300			
902-Raised Slab Porch	20	3.00		1974

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
902-Raised Slab Porch	120		3.00	1974