





BTCENTRAL Property Record Card

Parcel ID: 005-189-30-0-40-22-006.00-0

Quick Ref: R13577

Tax Year: 2026

Run Date: 9/16/2025 8:26:01 AM

OWNER NAME AND MAILING ADDRESS

TIMBERLAND PROPERTIES LLC

3012 16TH ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

1201 MCKINLEY 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: 092.0 Great Bend - 092.0
Economic Adj. Factor:
Map / Routing: 189 / 00603
Tax Unit Group: 001-001-GREAT BEND CTY



Image Date: 09/01/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
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
09/01/2023	11:21 AM	5	17	203		
06/05/2017	1:40 PM	6	17	pdk		
07/26/2011	11:15 AM	5	17	203		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	5,950	68,160	74,110
Total	5,950	68,160	74,110

Not Yet Available

TRACT DESCRIPTION

CRESCENT PARK ADD, S30, T19, R13W,
BLOCK 21, Lot 5, PARCEL SIZE-80'x85'

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		6,800											3	7,000.00	0.87	0.46	0.69	5,950

Total Market Land Value 5,950

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1951 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 768
Main Floor Living Area: 768
Upper Floor Living Area Pct:
CDU: FR
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 15-Ranchette
Bsmt Type: 2-Crawl - 2
Total Rooms: 4 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

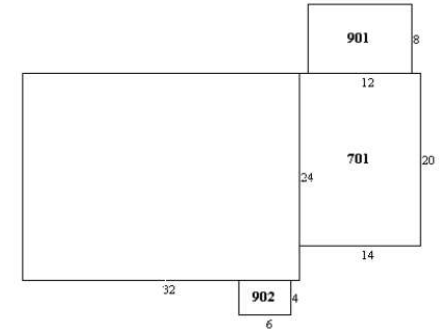
Dwelling RCN: 99,961
Percent Good: 43
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 42,980
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,950
Cost Building: 42,980
Cost Total: 48,930
Income Value: 0
Market Value: 82,800
MRA Value: 74,110
Weighted Estimate: 88,580

FINAL VALUES

Value Method: MRA
Land Value: 5,950
Building Value: 68,160
Final Value: 74,110
Prior Value: 74,110



SKETCH VECTORS

A0CU24X32; A1U4R32CU20X14; A3U24R33CU8X12;
A2R25D4CU4X6

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	768			
701-Attached Garage	280			
901-Open Slab Porch	96			
901-Open Slab Porch	132			
902-Raised Slab Porch	24			