



16th St

1425

1415

1409

GREAT BEND

281 Bypass

1416

1412

1400

Frey St

BTCENTRAL Property Record Card

Parcel ID: 005-188-28-0-40-13-001.00-0

Quick Ref: R9533

Tax Year: 2026

Run Date: 9/12/2025 10:14:39 AM

OWNER NAME AND MAILING ADDRESS

EUBANK, RICHARD W

% SELMA EUBANK
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

1409 16TH 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: 090.0 Great Bend - 090.0
Economic Adj. Factor:
Map / Routing: 188 / 15700
Tax Unit Group: 001-001-GREAT BEND CTY**Image Date:** 07/18/2025

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
07/18/2025	11:15 AM	6	17	pdk		
07/10/2019	10:20 AM	5	17	cnd		
12/09/2014	3:00 PM	5	P	203		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
12636	2,566	Central Air and/or Central Heat	11/05/2014	C	
00001	1,000	Central Air and/or Central Heat	06/06/2003	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	2.970	50.330	53.300
Total	2.970	50.330	53.300

TRACT DESCRIPTION

GREAT BEND ORIGINAL TOWN, S28, T19,
R13W, BLOCK 73, Lot 2,3 PT, PARCEL SIZE-
59'x140' IRR; LOT 2 & E39 LOT 3 BLK 73 LESS
R/W

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		12.460											5	7,000.00	0.37	0.07	0.09	2.970

Total Market Land Value 2,970

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1910 Est:
Eff Year: Link:
MS Style: 6-1 1/2 Story Unfinished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,040
Main Floor Living Area: 1,040
Upper Floor Living Area Pct:
CDU: FR-
CDU Reason: PM
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2003 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 2-Crawl - 2
Total Rooms: 5 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

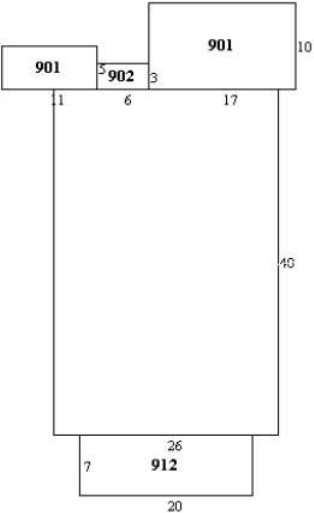
Dwelling RCN: 136,191
Percent Good: 24
Mkt Adj: 100 Eco Adj: 100
Building Value: 32,690
Other Improvement RCN: 19,930
Other Improvement Value: 3,180

CALCULATED VALUES

Cost Land: 2,970
Cost Building: 35,870
Cost Total: 38,840
Income Value: 0
Market Value: 53,300
MRA Value: 64,510
Weighted Estimate: 47,020

FINAL VALUES

Value Method: MKT
Land Value: 2,970
Building Value: 50,330
Final Value: 53,300
Prior Value: 53,300



SKETCH VECTORS

A0CU40X26; A2U40R11CU10X17; A4L6U40CU5X11;
A3U40R5CU3X6; A1R3CR20X7

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.33	1	1955			588	98	8	28 X 21	1.00	2	3					18,724	17	3,180
2		133-Prefabricated Storage Shed	D	0.60	1	1980			48		6	6 X 8	1.00	0	0					1,205	0	0

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,040			
901-Open Slab Porch	170		2.00	1950
901-Open Slab Porch	55		2.00	1980
902-Raised Slab Porch	18			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
912-Raised Enclosed Porch, Solid Walls	140			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8083-Garage, Finish Detached		100				

