



18th St

Madison St

GREAT BEND

2911

1723

BTCENTRAL Property Record Card

Parcel ID: 005-189-29-0-10-45-002.00-0

Quick Ref: R11672

Tax Year: 2026

Run Date: 9/16/2025 8:27:35 AM

OWNER NAME AND MAILING ADDRESS

TIMBERLAND PROPERTIES LLC

3012 16TH ST
GREAT BEND, KS 67530

PROPERTY SITUS ADDRESS

2911 18TH 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 / 01498
Tax Unit Group: 001-001-GREAT BEND CTY



Image Date: 07/22/2022

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
07/22/2022	12:29 PM	FR	17	203		
07/18/2016	10:15 AM	1	17	pdk	Cody	2
07/22/2010	1:15 PM	5	17	KKC		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.700	37.210	44.910
Total	7.700	37.210	44.910

Not Yet Available

TRACT DESCRIPTION

WELLES ADD, S29, T19, R13W, BLOCK 4, Lot
2PT - 3, PARCEL SIZE-75'x140'; LOT 3 & W25
LOT 2 BLK 4

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		10,500											3	7,000.00	0.87	0.46	0.69	7,700

Total Market Land Value 7,700

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1930 Est:
Eff Year: Link:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 988
Calculated Area: 988
Main Floor Living Area: 988
Upper Floor Living Area Pct:
CDU: FR
CDU Reason:
Phys/Func/Econ: FR / /
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: 5 Bedrooms: 2
Family Rooms:
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

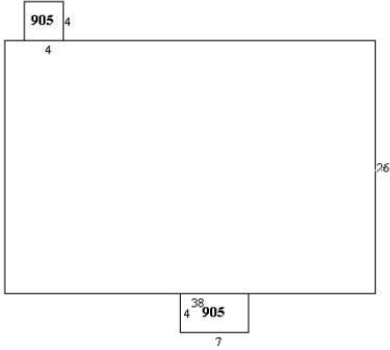
Dwelling RCN: 123,927
Percent Good: 38
Mkt Adj: 100 Eco Adj: 100
Building Value: 47,090
Other Improvement RCN: 18,170
Other Improvement Value: 4,720

CALCULATED VALUES

Cost Land: 7,700
Cost Building: 51,810
Cost Total: 59,510
Income Value: 0
Market Value: 51,100
MRA Value: 57,510
Weighted Estimate: 52,610

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,700
Building Value: 42,600
Final Value: 50,300
Prior Value: 44,910



SKETCH VECTORS

A0CU26X38; A1R18CR7X4; A2U26R2CU4X4

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	2.00	1	1965			432	84	8	024 X 18	1	3	3					18,166	26	4,720

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		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	988			
905-Raised Slab Porch with Roof	28			
905-Raised Slab Porch with Roof	16			