

HPCENTRAL Property Record Card

Parcel ID: 039-081-12-0-10-13-005.00-0

Quick Ref: R2419

Tax Year: 2022

Run Date: 5/19/2022 2:17:00 PM

OWNER NAME AND MAILING ADDRESS

TROYER, PAUL C & SAMANTHA

120 W SEVENTEENTH
HARPER, KS 67058

PROPERTY SITUS ADDRESS

120 W SEVENTEENTH
Harper, KS 67058

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



Image Date: 06/19/2019

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning:
Neighborhood: 108.1 108.1 South Harper
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 006-HARPER(006)

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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 |
|------------|----------|------|--------|-----------|---------|------|
| 06/19/2019 | 10:56 AM | 6 | AR | DZ JK | | |
| 10/11/2018 | | 7 | FC | MB AP DZ | | |
| 08/20/2018 | | 6 | P | DZ MB | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|---------|--------|---------------------|------------|--------|--------|
| 2017-01 | | Exterior Alteration | 02/10/2017 | C | 100 |

2022 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------------|----------------|----------------|
| R | 7.670 | 131.690 | 139.360 |
| Total | 7.670 | 131.690 | 139.360 |

2021 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------------|----------------|----------------|
| R | 7.930 | 112.940 | 120.870 |
| Total | 7.930 | 112.940 | 120.870 |

TRACT DESCRIPTION

MADARA'S SUPPLEMENTAL HARPER , BLOCK 09 , Lot 011 & , S2 LOT 10

PARCEL COMMENTS

Prop-Com: AN- FS GERBER 2019 PRICE RED TO \$129,500 WAS ASKING \$145K; DECREASED CDU & PHY COND TY 2019; **App-Com:** 0000000087-CALLED 5/5/10, PUPinf1-328-2016-TAXPAYER WANT

MARKET LAND INFORMATION

| Method | Type | 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 | 10.650 | | | | | | | | | | | 7 | 11.250.00 | 0.71 | 0.47 | 0.53 | 7.670 |

Total Market Land Value 7,670

HPCENTRAL Property Record Card

Parcel ID: 039-081-12-0-10-13-005.00-0

Quick Ref: R2419

Tax Year: 2022

Run Date: 5/19/2022 2:17:00 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1970 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,708
Main Floor Living Area: 1,708
Upper Floor Living Area Pct:
CDU: AV
Phys/Func/Econ: AV- / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 8 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:** 2
Garage Cap: 4
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

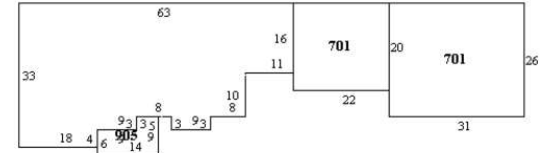
Dwelling RCN: 287,879
Percent Good: 50
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 143,940
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,670
Cost Building: 143,940
Cost Total: 151,610
Income Value: 0
Market Value: 145,000
MRA Value: 139,360

FINAL VALUES

Value Method: MRA
Land Value: 7,670
Building Value: 131,690
Final Value: 139,360
Prior Value: 120,870



BUILDING COMMENTS

DwellComp: MAIN LEVEL

SKETCH VECTORS

A0CU33R63D16L11D10L8D3L9U3L8D3L9D4L18;
 A3U7R85CU26X31; A1U13R63CU20X22;
 A2R18D2CU6R9U3R5D9L14

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 | 1,708 | | | |
| 642-Single 2-Story Fireplace | 1 | | | |
| 648-Direct-Vented, Gas | 1 | | | |
| 701-Attached Garage | 806 | | | |
| 701-Attached Garage | 440 | | | |
| 736-Garage Finish, Attached | 806 | | | |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|---------------------------------|-------|-----|---------|------|
| 736-Garage Finish, Attached | 440 | | | |
| 801-Total Basement Area | 1,526 | | | |
| 802-Minimal Finish Area | 1,100 | | | |
| 905-Raised Slab Porch with Roof | 99 | | | |