



**OWNER NAME AND MAILING ADDRESS**

RODGERS, BEVERLY D & LISA JETER & JACOB

7474 S BROADWAY

HAYSVILLE, KS 67060-2122

**PROPERTY SITUS ADDRESS**

7474 S BROADWAY  
 HAYSVILLE, KS 67060

**LAND BASED CLASSIFICATION SYSTEM**

Function: 3610 Warehouse dist Sfx:  
 Activity: 3120 Primarily goods storage or ha  
 Ownership: 1100 Private-fee simple  
 Site: 6000 Developed site - with building

**GENERAL PROPERTY INFORMATION**

Prop Class: C Commercial & Industrial - C  
 Property Type: C-Commercial & Industrial  
 Living Units:  
 Zoning: F Non-Conforming: N  
 Multi-Zoning: N  
 Neighborhood: 847.1 847.1  
 Economic Adl. Factor: / 242040220101501  
 Map / Routing: 0604 USD 261  
 School District: 00312536  
 Legacy ID:  
 Investment Class:  
 Tax Unit Group: 6002-6002 186 HAYSVILLE U-  
 261-WCD SAHV

**TRACT DESCRIPTION**

BEG 448 FT S OF NW COR S1/2 NW1/4 E 305  
 FT S 72 FT W 305 FT N 72 FT TO BEG EXC W  
 50 FT FOR RD SEC 4-29-1E

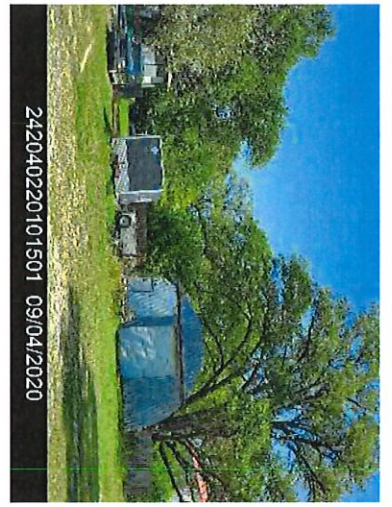


Image Date: 09/23/2020

**PROPERTY FACTORS**

Topography: Level - 1  
 Utilities: Well - 5, Septic - 6  
 Access: Paved Road - 1  
 Fronting: Major Strip or CBD - 1  
 Location: Major Strip - 4  
 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
09/03/2020	1:55 PM	12	RE	567		
07/08/2015	12:20 PM	15	RE	477		
04/17/2014	1:35 PM	6	RE	483		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp

2022 APPRAISED VALUE				2021 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
C	14,300	12,820	27,120	C	14,300	12,290	26,590
<b>Total</b>	<b>14,300</b>	<b>12,820</b>	<b>27,120</b>	<b>Total</b>	<b>14,300</b>	<b>12,290</b>	<b>26,590</b>

**MARKET LAND INFORMATION**

Size	Type	AC/SF	EFF	FF	Depth	D-Fact	Int1	Fact1	Int2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	19,106			12	50	5							867	40,000.00	1.50	1.50	1.50	0.75	14,300

Total Market Land Value 14,300



**COMMENTS**

**IMPROVEMENT COST SUMMARY**

Other Improvement RCN: 61,120  
 Eco Adj: 100  
 Other Improvement Value: 12,820

**AG LAND SUMMARY**

Dry Land Acres: 0.00  
 Irrigated Acres: 0.00  
 Native Grass Acres: 0.00  
 Tame Grass Acres: 0.00  
 Total Ag Acres: 0.00  
 Total Ag Use Value: 0  
 Total Ag Mkt Value: 0

No.	Occupancy	MSCis	Rank	Qty	Yr	Bit	Eff	Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVPr%	Rsn	Cis	% Comp	RCN	%Gd	Value	
1	163-Site Improvements	C	2.00	1	1980					10		8	70 X 6	1.00	2	2					0		1,180	20	240
2	555-Lt. Commercial Arch-rib, Ql	S	2.00	1	1960					2,400		15		1.00	2	2					0		58,900	21	12,370
3	163-Site Improvements	C	2.00	1	1980					10		8	40 X 6	1.00	2	2					0		1,040	20	210

**OTHER BUILDING IMPROVEMENT COMPONENTS**

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvaniz	70			6		
3	6605024-Treat Wood Fence, 6' Solid	40					



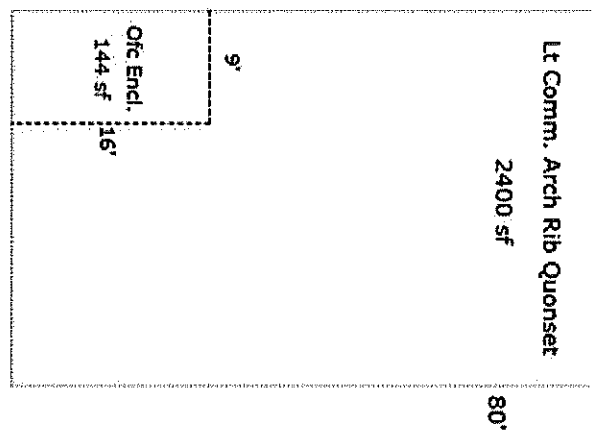
Parcel ID: 087-242-04-0-22-01-015.01-

SGORIONPROD Expanded Appraisal Card  
Quick Ref: R210002



Tax Year: 2022 Run Date: 10/24/2022 1:48:45 PM

Plot Plan Sketch



↔ Broadway ↔

Sketch by: Alan Steach