



Parcel ID: 016-067-35-0-00-004.00-0

CFCENTRAL Expanded Appraisal Card

Quick Ref: R2029



Tax Year: 2020

Run Date: 6/17/2019 2:03:44 PM

OWNER NAME AND MAILING ADDRESS

PROPERTY SITUS ADDRESS

00000 16TH RD
HARTFORD, KS 66854

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch **Sfx:**
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Property Type: A-Agricultural Use
Living Units:
Zoning:
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 023 023
Economic Adj. Factor:
Map / Routing: /
School District: USD 244
Legacy ID:
Investment Class:
Tax Unit Group: 501-501-PLEASANT TWP

TRACT DESCRIPTION

S35, T20, R13, ACRES 79.9, E2 SW4 LESS ROW

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: None - 8
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: On Street - 2
Parking Quantity: Minimum - 1
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

Prop-NC: 00

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/17/2014	1:23 PM	0	CS	LAS		
04/27/2012	10:45 AM	0	RL	LAS		
04/19/2006	11:05 AM	0		KLB		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV	Sale Ref
03/01/2018	1	500,000	1	1	Trustee's Deed - 4	009995	178 237, 238-239
05/18/2015	1	333,000	2	1	Trustee's Deed - 4	009209	175 285
09/11/2014	1	148,000	2	0	Trustee's Deed - 4	009007	174 547

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
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2020 APPRAISED VALUE

Cls	Land	Building	Total
A	7,810	0	7,810

2019 APPRAISED VALUE

Cls	Land	Building	Total
A	7,810	0	7,810

Total	7,810	0	7,810	Total	7,810	0	7,810
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PARCEL COMMENTS

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
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AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
NG	8.80	8609							162	162	1,430
NG	9.20	8761							87	87	800
NG	12.30	8775							87	87	1,070
TG	2.50	8609							162	162	410
TG	34.20	8775							87	87	2,980
TG	12.90	8961							87	87	1,120

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0
AG LAND SUMMARY	
Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	30.30
Tame Grass Acres:	49.60
Total Ag Acres:	79.90
Total Ag Use Value:	7,810
Total Ag Mkt Value:	151,440