

JFCENTRAL Property Record Card

Parcel ID: 044-195-16-0-00-00-005.00-0

Quick Ref: R11273

Tax Year: 2024

Run Date: 5/29/2024 5:05:08 PM

OWNER NAME AND MAILING ADDRESS

Flemina, Jack M & Martha B

10107 W 65th ST
Meriam, KS 66203

PROPERTY SITUS ADDRESS

7193 Rawlins RD
Oskaloosa, KS 66066

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch Sfx: 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, arazing etc

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units: 1
Zoning:
Neighborhood: 073 East Central - 073
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 102-102 - Oskaloosa Township

TRACT DESCRIPTION

S16, T10, R019, ACRES 82.12, S1/2 SE1/4; less ROW.

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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Image Date: 06/20/2019

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Well - 5, Septic - 6
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
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
10/04/2019	2:24 PM	0	Ag	JDH		
06/20/2019	10:18 AM	5	relist	AMB		
04/27/2016	6:15 PM	5	Sale	KLB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
F	25.430	161.670	187.100
A	9.610	880	10.490
Total	35.040	162.550	197.590

2023 APPRAISED VALUE

Cls	Land	Building	Total
F	24.450	141.840	166.290
A	9.230	190	9.420
Total	33.680	142.030	175.710

PARCEL COMMENTS

Prop-NC: RE; Prop-Com: RE-\$400/MONTH (9/2003 RS); App-Com: INF-780-2018-MP DRINKABLE WATE

NEW CONSTRUCTION

Class	Value	Reason Code
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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
Acre	1-Primary Site - 1	0.89											5	1.00	26,000.00	6,580.00	5,200.00	25,430

Total Market Land Value 25,430

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 4.00-GD
 Year Blt: 1972 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,918
 Main Floor Living Area: 1,918
 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: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap: 1
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

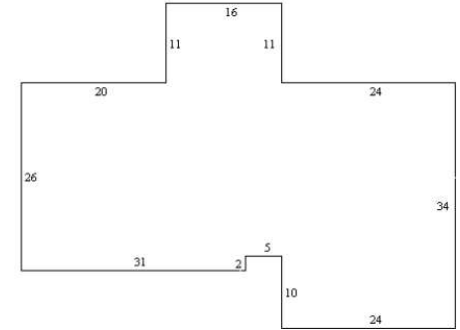
Dwelling RCN: 416,727
 Percent Good: 32
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 133,350
 Other Improvement RCN: 3,090
 Other Improvement Value: 400

CALCULATED VALUES

Cost Land: 25,430
 Cost Building: 133,750
 Cost Total: 159,180
 Income Value: 0
 Market Value: 187,100
 MRA Value: 173,820
 Weighted Estimate: 194,710

FINAL VALUES

Value Method: MKT
 Land Value: 35,040
 Building Value: 162,550
 Final Value: 197,590
 Prior Value: 175,710



BUILDING COMMENTS

DwellCDU: CDU due to no drinkable water CDU Rsn: PM; DwellComp: OBY cond = F, OBY cond = A, OBY cond = F, OBY cond = A

SKETCH VECTORS

A0CU26R20U11R16D11R24D34L24U10L5D2L31

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	163-Site Improvements	C	1.67	1	1972			10		8		1.00	2.5	3					3,091	13	400

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
103-Frame, Plywood		75		
131-Veneer, Brick		25		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,918			
644-Double 1-Story Fireplace	1			
801-Total Basement Area	1,718			
805-Basement Garage, Single	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	240			
901-Open Slab Porch	32			
902-Raised Slab Porch	50			
903-Wood Deck	208			

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	410					1972

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	2.11	7501			0.00	0.00	CC80		96	77	160
NG	0.19	7653			0.00	0.00	CC80		118	94	20
NG	16.44	7658			0.00	0.00	CC80		118	94	1,550
TG	51.39	7501			0.00	0.00			121	121	6,220
TG	4.20	7591			0.00	0.00			149	149	630
TG	6.90	7658			0.00	0.00			149	149	1,030

COMMENTS

AgCom: 10/4/19 jdh: Ag Field Check - Changes made.

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	12,608
Eco Adj:	100
Other Improvement Value:	880

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	18.74
Tame Grass Acres:	62.49
Total Ag Acres:	81.23
Total Ag Use Value:	9,610
Total Ag Mkt Value:	

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	456-Tool Shed	D	1.00	1	1940			612	104	8	34 X 18	1.00	2	3			A		8,550	7	600
2	456-Tool Shed	D	1.00	1	1940			240	64	8	20 X 12	1.00	2	3			A		4,058	7	280

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	910-Single -Wall-Boards on Wood		100				
2	910-Single -Wall-Boards on Wood		100				

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Parcel ID: 044-195-21-0-00-001.00-0

Quick Ref: R11275

Tax Year: 2024

Run Date: 5/29/2024 5:05:16 PM

OWNER NAME AND MAILING ADDRESS

Flemina, Jack M & Martha B

10107 W 65th ST
Meriam, KS 66203

PROPERTY SITUS ADDRESS

00000 Vacant
Oskaloosa, KS 66066

No Image Available

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx: 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, grazing etc

Image Date:

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Living Units:
Zoning:
Neighborhood: 073 East Central - 073
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 102-102 - Oskaloosa Township

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: None - 8
Access: Semi Improved Road - 2
Fronting: Residential Lane - 5
Location: Neighborhood or Spot - 6
Parking Type: None - 0
Parking Quantity: None - 0
Parking Proximity: Far - 0
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/13/2023	1:18 PM	0	Ag	JDH		
08/17/2021	3:27 PM	0	Ag	JDH		
10/04/2019	2:40 PM	0	Ag	JDH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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TRACT DESCRIPTION

S21, T10, R019, ACRES 157.69, NE1/4; less ROW.

PARCEL COMMENTS

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	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
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Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY

JFCENTRAL Property Record Card

Parcel ID: 044-195-21-0-00-00-001.00-0

Quick Ref: R11275

Tax Year: 2024

Run Date: 5/29/2024 5:05:16 PM

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	14.68	7460				0.00			118	118	1,730
NG	4.83	7460				0.00	CC80		118	94	450
NG	59.60	7501				0.00			96	96	5,720
NG	5.16	7501				0.00	CC80		96	77	400
NG	1.11	7653				0.00			118	118	130
NG	12.72	7653				0.00	CC80		118	94	1,200
NG	4.90	7658				0.00			118	118	580
NG	54.69	7658				0.00	CC80		118	94	5,140

AgCom: 10/4/19 jdh: Ag Field Check - Changes made.

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: 157.69
 Tame Grass Acres: 0.00
 Total Ag Acres: 157.69
 Total Ag Use Value: 15,350
 Total Ag Mkt Value:

JFCENTRAL Property Record Card

Parcel ID: 044-195-15-0-00-003.00-0

Quick Ref: R11267

Tax Year: 2024

Run Date: 5/29/2024 5:04:49 PM

OWNER NAME AND MAILING ADDRESS

Flemina, Jack M & Martha B

10107 W 65th ST
Meriam, KS 66203

PROPERTY SITUS ADDRESS

00000 Rawlins RD
Oskaloosa, KS 66066

No Image Available

LAND BASED CLASSIFICATION SYSTEM

Function: 9010 Farming / ranch Sfx: 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3100 Dev Site - crops, arazing etc

Image Date:

GENERAL PROPERTY INFORMATION

Prop Class: A Agricultural Use - A
Living Units:
Zoning:
Neighborhood: 073 East Central - 073
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 102-102 - Oskaloosa Township

PROPERTY FACTORS

Topography: Below Street - 3, Rolling - 4
Utilities: None - 8
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: None - 0
Parking Quantity: None - 0
Parking Proximity: Far - 0
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/25/2023	3:40 PM	0	Ag	JDH		
08/17/2021	3:00 PM	0	Ag	JDH		
10/04/2019	11:36 AM	0	Ag	JDH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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TRACT DESCRIPTION

S15, T10, R019, ACRES 18.47, W1/2 SW1/4 SW1/4; less ROW.

PARCEL COMMENTS

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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
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Total Market Land Value 0

AGRICULTURAL LAND

COMMENTS

IMPROVEMENT COST SUMMARY

JFCENTRAL Property Record Card

Parcel ID: 044-195-15-0-00-00-003.00-0

Quick Ref: R11267

Tax Year: 2024

Run Date: 5/29/2024 5:04:49 PM

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	0.05	7591				0.00	CC80		118	94	10
NG	3.92	7653				0.00	CC80		118	94	370
NG	2.65	7658				0.00	CC80		118	94	250
TG	0.12	7501				0.00			121	121	10
TG	5.17	7591				0.00			149	149	770
TG	4.82	7653				0.00			149	149	720
TG	1.74	7658				0.00			149	149	260

AgCom: 10/4/19 jdh: Ag Field Check - Changes made.

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:	6.62
Tame Grass Acres:	11.85
Total Ag Acres:	18.47
Total Ag Use Value:	2,390
Total Ag Mkt Value:	