

Property Record Card

Parcel ID: 0461382801001001010

Quick Ref: R185777

Tax Year: 2023

Run Date: 9/22/2023 5:23:12 PM

PROPERTY SITUS ADDRESS

033045 W 175TH ST, GARDNER, KS

LAND BASED CLASSIFICATION SYSTEM

**Function:** 9050 Farming / ranching operation (with  
**Activity:** 8100 Farming, plowing, tilling, harvesting  
**Ownership:** 1100 Private-fee simple  
**Site:** 3200 Dev Site - crops, grazing etc - with

GENERAL PROPERTY INFORMATION

**Prop Class:** Farm Homesite - F  
**Living Units:** 1  
**Zoning:** RUR  
**Neighborhood:** 804.1  
**Econ. Adj. Factor**  
**Map/Routing:** N28  
**Tax Unit Group:** 0557

LEGAL DESCRIPTION

28-14-22 BG 994.88' E NW CR NE1/4 E 664.29' S  
 420.42' E 156.72' S 2204.42' TO S/L NE1/4 W  
 824.43' N 2626.28' TO POB 49.1 ACS M/L  
 MC 266 4



12/13/2021

PROPERTY FACTORS

**Topography:** 1 - Level 4 - Rolling  
**Utilities:**  
**Access:** 1 - Paved Road  
**Fronting:** 3 - Secondary Street  
**Location:** 6 - Neighborhood or Spot  
**Parking Type:** 4 - Parking Deck  
**Parking Quanity:** 2 - Adequate  
**Parking Proximity:** 3 - On Site  
**Parking Covered:**  
**Parking Uncovered:**

INSPECTION HISTORY

Date	Process	Reason	Code
7/24/2020	AR - Agricultural Use Review	Annual Maintenance Inspection	
12/10/2015	0 - Vacant or OBY Only - Field Review		
10/22/2014	I - Inspected 17% - Digital Review		
12/12/2013	0 - Vacant or OBY Only - Field Review		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	%
20-0318R	\$9,125.00	NR - Roof	6/1/2020	Closed	

CURRENT APPRAISED VALUE

PREVIOUS APPRAISED VALUE

CURRENT APPRAISED VALUE				PREVIOUS APPRAISED VALUE			
Class	Land	Building	Total	Class	Land	Building	Total
A	9,980	13,210	23,190	A	10,480	11,190	21,670
F	43,570	109,730	153,300	F	37,990	106,710	144,700
<b>Totals</b>	<b>53,550</b>	<b>122,940</b>	<b>176,490</b>	<b>Totals</b>	<b>48,470</b>	<b>117,900</b>	<b>166,370</b>

MARKET LAND INFORMATION

Method	Type	AC/SF	Inf1	Inf2	Infact1	Infact2	Override	OVR Rsn	OVR CIs	Model	Base Size	Base Val	Inv Value	Dec Value	Value Est
Acre	9 - Woodland/Mine/Quarry Site/Rural Secondary	0.96			0					85	4	22,100	13,300	13300.00	43,570
														<b>Total</b>	<b>43,570</b>

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DWELLING INFORMATION

**Res Type:** Single-family Residence  
**Quality:** Fair  
**Year Built:** 1930  
**Eff Year:**  
**MS Style:** One Story  
**Structure:** Detached SFR unit  
**No. of Units:**  
**Total Living Area:** 960  
**Calculated Area:** 960  
**Main Floor Living Area:** 960  
**Upper Floor Living Area:** 0%  
**CDU** FR  
**Phys/Func/Econ:**  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**

COMP SALES INFORMATION

**Arch Style:** Ranch  
**Bsmt Type:** Partial  
**Total Rooms:** 5    **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1    **Half Baths:**  
**Garage Cap:**  
**Foundation:** 2 - Concrete

IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 146,297  
**Percent Good:** 44  
**Mkt Adj:** 100    **Eco Adj:** 100  
**Building Value:** 64,370  
**Other Improvements RCN:** 0  
**Other Improvements Value:** 0

CONDOMINIUM INFORMATION

**Condo Type:**  
**Condo Level:**  
**Condo Amenities:**  
**Condo Fee:**

DWELLING COMPONENTS

	Code	Units	Pct	Quality	Year
104	Frame, Plywood or Hardboard		100		0
208	Composition Shingle		100		0
309	Forced Air Furnace		100		0
402	Automatic Floor Cover Allowance				0
601	Plumbing Fixtures (#)	5			0
602	Plumbing Rough-ins (#)	1			0
622	Raised Subfloor (% or SF)	960			0
701	Attached Garage (SF)	432			0
736	Garage Finish, Attached (SF)	432			0
801	Total Basement Area (SF)	480			0
905	Raised Slab Porch (SF) with Roof	30		2	0

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AGRICULTURE LAND

AG LAND SUMMARY

Type	Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Base Rate	Adj Rate	Value
DR	26.680000	7603						160.000000	160.000000	4270.000000
DR	3.240000	8912						435.000000	435.000000	1410.000000
DR	6.280000	8962						481.000000	481.000000	3020.000000
TG	1.600000	7603						127.000000	127.000000	200.000000
TG	4.220000	8962						106.000000	106.000000	450.000000
NG	1.270000	7603						127.000000	127.000000	160.000000
NG	3.710000	8912						127.000000	127.000000	470.000000

<b>Total Acres:</b>	47
<b>Total Use Value:</b>	9,980
<b>Total Mkt Value:</b>	666,500

OTHER BUILDING IMPROVEMENTS

Occupancy	MSCIs	Rank	Qty	Eff Yr	LBCS	Area	Perim	Hgt	Dimision	Stories	Cls	RCN	% Gd	Value
Farm Utility Building	D	1	1			1,536	160	14	48.000000 032.0000 00	1	A	0	20	4,310

DEPRECIATION FOR Farm Utility Building

Physical Condition	Functional	Econ	Override Percent	Override Reason
FR	Fair			

BUILDING COMPONENTS for Farm Utility Building

Code	Units	Pct	Size	Rank	Year
Single -Wall-Boards on Wood		20			

Occupancy	MSCIs	Rank	Qty	Eff Yr	LBCS	Area	Perim	Hgt	Dimision	Stories	Cls	RCN	% Gd	Value
Tool Shed	C	1	1			160	52	8	16.000000 010.0000 00	1	A	0	20	1,530

DEPRECIATION FOR Tool Shed

Physical Condition	Functional	Econ	Override Percent	Override Reason
FR	Normal/Average			

BUILDING COMPONENTS for Tool Shed

Code	Units	Pct	Size	Rank	Year
Concrete Block		20			

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Occupancy	MSCIs	Rank	Qty	Eff Yr	LBCS	Area	Perim	Hgt	Dimision	Stories	Cls	RCN	% Gd	Value
Farm Utility Storage Shed	D	1	1			3,224	228	8	52.00000 062.0000 00	1	A	0	20	5,750

DEPRECIATION FOR Farm Utility Storage Shed

Physical Condition	Functional	Econ	Override Percent	Override Reason
FR	Fair			

BUILDING COMPONENTS for Farm Utility Storage Shed

Code	Units	Pct	Size	Rank	Year
No HVAC		20			

Occupancy	MSCIs	Rank	Qty	Eff Yr	LBCS	Area	Perim	Hgt	Dimision	Stories	Cls	RCN	% Gd	Value
Farm Utility Storage Shed	P	1	1			1,150	146	8	50.00000 023.0000 00	1	A	0	10	950

DEPRECIATION FOR Farm Utility Storage Shed

Physical Condition	Functional	Econ	Override Percent	Override Reason
PR	Poor			

BUILDING COMPONENTS for Farm Utility Storage Shed

Code	Units	Pct	Size	Rank	Year
Single -Metal on Wood Frame		10			

Occupancy	MSCIs	Rank	Qty	Eff Yr	LBCS	Area	Perim	Hgt	Dimision	Stories	Cls	RCN	% Gd	Value
Farm Utility Storage Shed	D	1	1			600	100	8	20.00000 030.0000 00	1	A	0	10	670

DEPRECIATION FOR Farm Utility Storage Shed

Physical Condition	Functional	Econ	Override Percent	Override Reason
PR	Poor			

BUILDING COMPONENTS for Farm Utility Storage Shed

Code	Units	Pct	Size	Rank	Year
Single -Wall-Boards on Wood		10			

IMPROVEMENT COST SUMMARY

Other Improvements RCN:	0
Eco Adj:	
Other Improvement Value:	24,890

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APEX SKETCH