

PARCEL ID: 031-115-16-0-10-18-011.00-0						QUICK REF ID: R11292						TAX YEAR: 2025						AS OF: 2/18/2025 8:55:58 AM					
OWNER NAME AND MAILING ADDRESS				LAND BASED CLASSIFICATION SYSTEM				INSPECTION HISTORY															
YOHANNES, YORDANOS				FUNCTION: Single family residence (detached)				DATE		TIME		CODE		REASON		APPRAISER		CONTACT		CODE			
2718 BLAINE CT JUNCTION CITY, KS 66441				ACTIVITY: Household activities				06/28/2022		1:53PM		5		SC		CEK							
PROPERTY SITUS ADDRESS				OWNERSHIP: Private-fee simple				02/12/2019		11:00AM		5		SC		KM							
2718 BLAINE CT, Junction City, KS 66441				SITE: Developed site - with buildings				05/30/2014		11:42AM		1		SC		MEA		Cody		1			
GENERAL PROPERTY INFORMATION				SFX:				09/07/2011		9:55AM		5		FM		MEA							
PROP CLASS:		Residential - R		TRACT DESCRIPTION				09/07/2011		9:55AM		7		FM		MEA							
LIVING UNITS:		1		OAKWOOD VILLAGE; A RPLT , BLOCK 3 , Lot 11 ,				12/07/2007		9:30AM		7				MEA							
ZONING:		RG		SECTION 16 TOWNSHIP 12 RANGE 05				12/07/2007		9:30AM		6				MEA							
NEIGHBORHOOD:		008		PROPERTY FACTORS				05/16/2007		2:30AM		0				TLE							
ECONOMIC ADJ FACTOR:				TOPOGRAPHY:		Level - 1, Rolling - 4		BUILDING PERMITS															
MAP / ROUTING:		115 /		UTILITIES:		All Public - 1		NUMBER		AMOUNT		TYPE		ISSUE DATE		STATUS		% COMP					
TAX UNIT GROUP:		001		ACCESS:		Paved Road - 1		03744		\$95,000				7/12/2007 12:00:00 AM		Closed		100 %					
SECTION:		16		FRONTING:		Cul-De-Sac - 6		26-985		\$0		Roof				Closed		%					
TOWNSHIP:		12		LOCATION:		Neighborhood or Spot - 6		RECENT APPEAL HISTORY															
RANGE:		05		PARKING TYPE:		On and Off Street - 3		TAX YEAR		HEARING DATE		APPEAL LEVEL		CASE NUM		STATUS		FINAL ACTION		RESULTS CODE			
ACRES:		0.00		PARKING QUANTITY:		Adequate - 2														HEARING VALUE			
MARKET ACRES:		0.29		PARKING PROXIMITY:		On Site - 3														NOT FOUND			
				PARKING COVERED:																NOT FOUND			
				PARKING UNCOVERED:																NOT FOUND			
				2025 APPRAISED VALUE																			
				CLS				LAND				BUILDING				TOTAL							
				Residential - R				\$29,580				\$199,000				\$228,580							
				TOTAL				\$29,580				\$199,000				\$228,580							
				2025 SALES DATA																			
DATE		VALIDITY		SALE TYPE		BOOK		PAGE		COV		BUYER NAME		BUYER ADDRESS		TOTAL							
07/20/2023						24DM		000165				Not available											
01/07/2022						119		413-414				Not available											
10/01/2021						118		1303				Not available											
09/30/2019						2019DM		000430				Not available											
09/20/2019						19DM		430				Not available											
12/14/2018						115		445-446				Not available											
03/29/2014						109		1928				Not available											
09/22/2010						106		1204				Not available											
05/01/2008												Not available											
07/01/2007												Not available											
05/01/2007												Not available											
				PARCEL COMMENTS																			
				GENCOM:																			
				PROP-NC:																			
				PROP-COM:																			
				OTHCOMP:																			
MARKET LAND INFORMATION																							
MTHD	TYPE	ACRE	SQFT	EFF FF	DP TH	D-FACT	INF1	FACT1	INF2	FACT2	OVRD	RSN	CLS	MODL	BASE SZ	BASE VAL	INC VAL	DEC VAL	VALUE EST				
	Sqft	1-Primary Site - 1	0.00	12415.00										1	9700.00	\$2.89	\$0.57	\$0.57	\$29,580.00				
TOTAL MARKET LAND VALUE																		\$29,580					

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DWELLING INFORMATION					COMPSALES INFORMATION					MANUFACTURED HOMES					FINAL VALUES											
RES TYPE:	Single-family Residence				ARCH STYLE:	Ranch				RES TYPE:						VALUE METHOD:	OVR									
QUALITY:	AV				BSMT TYPE:	Slab - 1				STYLE:						LAND VALUE:	\$29,580									
YEAR BUILT:	2007				TOTAL ROOMS:	6				YEAR BUILT:	0					BUILDING VALUE:	\$198,998									
EST:					BEDROOMS:	4				EFF YEAR:	0					FINAL VALUE:	\$228,578									
EFF YEAR:	0				FAMILY ROOMS:	0				QUALITY:						PRIOR VALUE:	\$220,700									
MS STYLE:	1 1/2 Story Finished				FULL BATHROOMS:	2				LBCS STRUCT:						DWELLING IMPROVEMENT COST SUMMARY										
LBCS STRUCT:	Detached SFR unit				HALF BATHROOMS:	0				WIDTH:	0					DWELLING RCN:	\$211,511									
NO. OF UNITS:	0				GARAGE CAP:					LENGTH:	0					PERCENT GOOD:	86 %									
TOTAL LIVING AREA:	0				FOUNDATION:	None - 1				CDU:						MKT ADJ:	100 %									
CALCULATED AREA:	1615				BUILDING COMMENTS					CLASS:						ECO ADJ:	100 %									
MAIN FLR LIVING AREA:	1162									REMODEL DESC:	//					PHYS/FUNC/ECON:	//					BUILDING VALUE:	\$181,900			
UPPER FLR LIVING AREA %:	39 %									RESIDENTIAL BLDG:	0 /					OVR % GD/RSN:	0 /					OTHER IMPROVEMENT RCN:	\$0			
CDU:	AV									RESIDENTIAL COMP:	PF					TAGALONG STYLE:						OTHER IMPROVEMENT VALUE:	\$0			
PHYS/FUNC/ECON:	AV //									COMMERCIAL BLDG:	0					TAGALONG WIDTH:	0					MANUFACTURED HOMES IMPROVEMENT COST SUMMARY				
OVR % GD/RSN:	/				COMMERCIAL COMP:	0					TAGALONG LENGTH:	0					DWELLING RCN:	\$0								
REMODEL:										POST VALUE:	Yes					PERCENT GOOD:	0 %									
% COMPLETE:	%														MKT ADJ:	0 %										
ASSESSMENT CLASS:															ECO ADJ:	0 %										
MU CLS/PCT:	/														BUILDING VALUE:	\$0										
																				CALCULATED VALUES						
															COST LAND:	\$29,580										
															COST BUILDING:	\$181,900										
															COST TOTAL:	\$211,480										
															INCOME VALUE:	\$0										
															MARKET VALUE:	\$237,300										
															MRA VALUE:	\$212,130										
OTHER BUILDING IMPROVEMENTS																										
OCCUPANCY	MSCIS	RANK	QTY	YEAR BUILT	EFF YEAR	LBCS	AREA	PERIM	HEIGHT	DIMENSIONS	STORIES	PHYS	FUNC	ECON	OVR %	RSN	CLS	RCN	%GD	VALUE						
			0	0	0		0	0	0.0	0 x 0	0				0 %			\$0	0 %	\$0						
DWELLING COMPONENTS										OTHER BUILDING IMPROVEMENT COMPONENTS																
CODE	DESCRIPTION				UNITS	PCT	QUALITY	YEAR		CODE	DESCRIPTION				UNITS	PCT	SIZE	OTHER	RANK	YEAR						
104	Frame, Plywood or Hardboard				0	100	0.00	0							0	0	0	0		0						
208	Composition Shingle				0	100	0.00	0																		
351	Warmed & Cooled Air				0	100	0.00	0																		
402	Automatic Floor Cover Allowance				0	0	0.00	0																		
601	Plumbing Fixtures				9	0	0.00	0																		
602	Plumbing Rough-ins				1	0	0.00	0																		
621	Slab on Grade				1162	0	0.00	0																		
622	Raised Subfloor				464	0	0.00	0																		
648	Direct-Vented, Gas				1	0	0.00	0																		
701	Attached Garage				422	0	0.00	0																		
736	Garage Finish, Attached				422	0	0.00	0																		
901	Open Slab Porch				96	0	0.00	0																		
904	Slab Porch with Roof				40	0	0.00	0																		

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GENERAL BUILDING INFORMATION												APARTMENT DATA															
BLDG # AND NAME:		0 -					0 -					1		2		3		4		5		6		7		8	
LBCS STRUCT CODE:		-					UNITS:																				
IDENTICAL UNITS		# OF UNITS		UNIT TYPE		MS MULT		MS ZIP		APT TYPE:		BATHS:															
0		0																									
COMMERCIAL IMPROVEMENT COST SUMMARY																											
BUILDING RCN:								\$0																			
MKT ADJ:								0 %																			
ECO ADJ:								0 %																			
BUILDING VALUE:								\$0																			
OTHER IMPROVEMENT RCN:								\$0																			
OTHER IMPROVEMENT VALUE:								\$0																			
COMMERCIAL BUILDING SECTIONS AND BASEMENTS																											
SEC	OCCUPANCY	MSCLS	RANK	YR BLT	EFF YR	LEVELS	STORIES	AREA	PERIM	HGT	PHYS	FUNC	ECON	OVR %	RSN	INC USE	NET AREA	CLS	RCN	%GD	VALUE						
0	-			0	0	/		0	0	0.0										\$0	0.0	\$0					
COMMERCIAL BUILDING SECTION COMPONENTS																											
SEC		CODE		UNITS			PCT		SIZE			OTHER			RANK			YEAR									
AG SUMMARY										AGRICULTURAL LAND																	
AG ACRES				AG USE VALUE				TYPE		ACRES	SOIL	IRR TYPE	WELL DEPTH	ACRE FEET	ACRE FT/AC	ADJ CODE	GOVT PROG	BASE RATE	ADJ RATE	AG VALUE							
DRY LAND:		0.00		DRY LAND:		\$0																					
IRRIGATED:		0.00		IRRIGATED:		\$0																					
NATIVE GRASS:		0.00		NATIVE GRASS:		\$0																					
TAME GRASS:		0.00		TAME GRASS:		\$0																					
TOTAL:		0.00		TOTAL:		\$0																					

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