

PARCEL ID: 031-115-16-0-40-05-007.00-0

QUICK REF ID: R11512

TAX YEAR: 2025

AS OF: 2/18/2025 8:56:29 AM

OWNER NAME AND MAILING ADDRESS				LAND BASED CLASSIFICATION SYSTEM				INSPECTION HISTORY											
MOSS, BRADLEY EUGENE & KYLIE JADE 2703 KATHIE DR JUNCTION CITY, KS 66441				FUNCTION: Duplex				DATE	TIME	CODE	REASON	APPRAISER	CONTACT	CODE					
				ACTIVITY: Household activities				09/29/2022	3:12PM	5	SC	CEK							
				OWNERSHIP: Private-fee simple				09/02/2022	11:00AM	5	17	CNR							
				SITE: Developed site - with buildings				08/23/2022	4:15PM	5	SP	VHH							
PROPERTY SITUS ADDRESS				SFX:				10/11/2016	4:11PM	7	17	VHH							
2703 KATHIE DR, Junction City, KS 66441								08/31/2016				3:27PM	10	17	AM				
								09/21/2011				10:11AM	5	FM	MEA				
								09/21/2011				10:11AM	7	FM	MRA				
				GENERAL PROPERTY INFORMATION				06/18/2007				11:05AM	7		MEA				
06/18/2007								11:05AM	6		MEA								
02/26/2007								4:52AM	0		TLE								
PROP CLASS: Residential - R				TRACT DESCRIPTION HICKORY HILL ADD, BLOCK 4, E 1/2 Lot 7, SECTION 16 TOWNSHIP 12 RANGE 05				BUILDING PERMITS											
LIVING UNITS: 1								NUMBER	AMOUNT	TYPE	ISSUE DATE	STATUS	% COMP						
ZONING: RM								02469	\$150,000		10/3/2006 12:00:00 AM	Closed	100 %						
NEIGHBORHOOD: 008								RECENT APPEAL HISTORY											
ECONOMIC ADJ FACTOR:				PROPERTY FACTORS				TAX YEAR	HEARING DATE	APPEAL LEVEL	CASE NUM	STATUS	FINAL ACTION	RESULTS CODE	HEARING VALUE				
MAP / ROUTING: 115 /								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
TAX UNIT GROUP: 001								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
SECTION: 16								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
TOWNSHIP: 12				TOPOGRAPHY: Level - 1, Rolling - 4				2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
RANGE: 05								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
ACRES: 0.12								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
MARKET ACRES: 0.12								2009	05/24/2010	PUPinfl- 1st Half Informal PUP	0000002591	Closed - C	N	NS	NOT FOUND				
				FRONTING: Residential Street - 4				2025 APPRAISED VALUE											
								CLAS				LAND	BUILDING	TOTAL					
								Residential - R				\$25,560	\$151,880	\$177,440					
								TOTAL				\$25,560	\$151,880	\$177,440					
				LOCATION: Neighborhood or Spot - 6				2025 SALES DATA											
								DATE	VALIDITY	SALE TYPE	BOOK	PAGE	COV	BUYER NAME	BUYER ADDRESS	TOTAL			
								08/23/2022			120	164-165		Not available					
				PARKING TYPE: On and Off Street - 3				09/01/2006											
PARKING QUANTITY: Adequate - 2				PARCEL COMMENTS															
				GENCOM:															
				PROP-NC:															
				PROP-COM: AN-NEW DUPLEX 2703-2705															
PARKING PROXIMITY: On Site - 3				OTHCOMP:															
MARKET LAND INFORMATION																			
MTHD	TYPE	ACRE	SQFT	EFF	DPHT	D-FACT	INF1	FACT1	INF2	FACT2	OVRD	RSN	CLS	MODL	BASE SZ	BASE VAL	INC VAL	DEC VAL	VALUE EST
Sqft	1-Primary Site	0.00	5358.00											1	9700.00	\$2.89	\$0.57	\$0.57	\$25,560.00
TOTAL MARKET LAND VALUE																			
																		\$25,560	

PARCEL ID: 031-115-16-0-40-05-007.00-0				QUICK REF ID: R11512		TAX YEAR: 2025		AS OF: 2/18/2025 8:56:29 AM							
DWELLING INFORMATION				COMP SALES INFORMATION				MANUFACTURED HOMES				FINAL VALUES			
RES TYPE:		Duplex		ARCH STYLE:		Townhouse		RES TYPE:				VALUE METHOD:		OVR	
QUALITY:		AV		BSMT TYPE:		Slab - 1		STYLE:				LAND VALUE:		\$25,560	
YEAR BUILT:		2006		TOTAL ROOMS:		5		YEAR BUILT:		0		BUILDING VALUE:		\$151,877	
EST:				BEDROOMS:		3		EFF YEAR:		0		FINAL VALUE:		\$177,437	
EFF YEAR:		0		FAMILY ROOMS:		0		QUALITY:				PRIOR VALUE:		\$170,419	
MS STYLE:		1 1/2 Story Finished		FULL BATHROOMS:		2		LBCS STRUCT:				DWELLING IMPROVEMENT COST SUMMARY			
LBCS STRUCT:		2 units (duplex)		HALF BATHROOMS:		1		WIDTH:		0					
NO. OF UNITS:		0		GARAGE CAP:		2		LENGTH:		0		DWELLING RCN:		\$194,568	
TOTAL LIVING AREA:		0		FOUNDATION:		None - 1		CDU:				PERCENT GOOD:		86 %	
CALCULATED AREA:		1567		BUILDING COMMENTS				CLASS:				MKT ADJ:		100 %	
MAIN FLR LIVING AREA:		739		REMODEL DESC:				PHYS/FUNC/ECON:		//		ECO ADJ:		100 %	
UPPER FLR LIVING AREA %:		112 %		RESIDENTIAL BLDG:				OVR % GD/RSN:		0/		BUILDING VALUE:		\$167,330	
CDU:		AV		RESIDENTIAL COMP:				TAGALONG STYLE:				OTHER IMPROVEMENT RCN:		\$0	
PHYS/FUNC/ECON:		AV //		COMMERCIAL BLDG:				TAGALONG WIDTH:		0		OTHER IMPROVEMENT VALUE:		\$0	
OVR % GD/RSN:		/		COMMERCIAL COMP:				TAGALONG LENGTH:		0		MANUFACTURED HOMES IMPROVEMENT COST SUMMARY			
REMODEL:								POST VALUE:		Yes					
% COMPLETE:		%										DWELLING RCN:		\$0	
ASSESSMENT CLASS:												PERCENT GOOD:		0 %	
MU CLS/PCT:		/										MKT ADJ:		0 %	
												ECO ADJ:		0 %	
												BUILDING VALUE:		\$0	
												CALCULATED VALUES			
												COST LAND:		\$25,560	
												COST BUILDING:		\$167,330	
												COST TOTAL:		\$192,890	
												INCOME VALUE:		\$0	
												MARKET VALUE:		\$181,100	
												MRA VALUE:		\$192,310	
OTHER BUILDING IMPROVEMENTS															
OCCUPANCY MSCIS RANK QTY YEAR EFF LBCS AREA PERIM HEIGHT DIMENSIONS STORIES PHYS FUNC ECON OVR RSN CLS RCN %GD VALUE															
BUILT YEAR															
0 0 0 0 0 0.0 0 x 0 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	11	0	0.00	0										
602	Plumbing Rough-ins	1	0	0.00	0										
621	Slab on Grade	2048	0	0.00	0										
622	Raised Subfloor	1030	0	0.00	0										
648	Direct-Vented, Gas	1	0	0.00	0										
711	Built-in Garage	380	0	0.00	0										
738	Garage Finish, Built-in	380	0	0.00	0										

PARCEL ID: 031-115-16-0-40-05-007.00-0

QUICK REF ID: R11512

TAX YEAR: 2025

AS OF: 2/18/2025 8:56:29 AM

GENERAL BUILDING INFORMATION

APARTMENT DATA

BLDG # AND NAME: 0 -

0 -

1

2

3

4

5

6

7

8

LBCS STRUCT CODE: -

UNITS:

IDENTICAL UNITS 0

OF UNITS 0

UNIT TYPE

MS MULT

MS ZIP

APT TYPE:

BATHS:

COMMERCIAL IMPROVEMENT COST SUMMARY

BUILDING RCN: S0

MKT ADJ: 0 %

ECO ADJ: 0 %

BUILDING VALUE: S0

OTHER IMPROVEMENT RCN: S0

OTHER IMPROVEMENT VALUE: S0

COMMERCIAL BUILDING SECTIONS AND BASEMENTS

SEC OCCUPANCY MSCLS RANK YR EFF LEVELS STORIES AREA PERIM HGT PHYS FUNC ECON OVR% RSN INC NET CLS RCN %GD VALUE

USE AREA

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

AG ACRES

AG USE 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

AGRICULTURAL LAND

TYPE ACRES SOIL IRR TYPE WELL DEPTH ACRE FEET ACRE FT/AC ADJ CODE GOVT PROG BASE RATE ADJ RATE AG VALUE

