

PARCEL ID: 031-111-11-0-40-19-005.00-0

QUICK REF ID: R7087

TAX YEAR: 2025

AS OF: 2/18/2025 8:57:19 AM

OWNER NAME AND MAILING ADDRESS				LAND BASED CLASSIFICATION SYSTEM				INSPECTION HISTORY											
PEENE, KYLE A & PELLETIER, DANIELLE E 513 SHERIDAN DR JUNCTION CITY, KS 66441				FUNCTION: Single family residence (detached)				DATE	TIME	CODE	REASON	APPRAISER	CONTACT	CODE					
				ACTIVITY: Household activities				12/07/2023	10:32AM	1	SC	CEK							
				OWNERSHIP: Private-fee simple				09/23/2020	10:02AM	5	SC	KM							
				SITE: Developed site - with buildings				07/31/2020	11:08AM	10	17	hv							
PROPERTY SITUS ADDRESS 513 SHERIDAN DR, Junction City, KS 66441				SFX: 0				05/09/2014	1:23PM	5	FM	MEA							
								07/21/2008	9:28AM	7		MEA							
								07/21/2008	9:28AM	5		MEA							
								08/20/2001	10:14AM	1		ADV							
GENERAL PROPERTY INFORMATION				TRACT DESCRIPTION				BUILDING PERMITS											
PROP CLASS:		Residential - R		W SHERIDAN HGTS , BLOCK 5 , Lot 5 , SECTION 11 TOWNSHIP 12 RANGE 05				NUMBER	AMOUNT	TYPE	ISSUE DATE		STATUS	% COMP					
LIVING UNITS:		1						99999	\$25,000	Dwelling Addition	8/5/2014 12:00:00 AM	Closed	%						
ZONING:		RG		PROPERTY FACTORS TOPOGRAPHY: Level - 1 UTILITIES: All Public - 1 ACCESS: Paved Road - 1 FRONTING: Residential Street - 4 LOCATION: Neighborhood or Spot - 6 PARKING TYPE: On and Off Street - 3 PARKING QUANTITY: Adequate - 2 PARKING PROXIMITY: On Site - 3 PARKING COVERED: PARKING UNCOVERED:				05687	\$6,445		5/6/2009 12:00:00 AM	Closed	100 %						
NEIGHBORHOOD:		113.L						60088	\$8,000		4/1/1996 12:00:00 AM	Closed	100 %						
ECONOMIC ADJ FACTOR:								RECENT APPEAL HISTORY											
MAP / ROUTING:		111 /						TAX YEAR	HEARING DATE	APPEAL LEVEL	CASE NUM	STATUS	FINAL ACTION	RESULTS CODE	HEARING VALUE				
TAX UNIT GROUP:		001													NOT FOUND				
SECTION:		11													NOT FOUND				
TOWNSHIP:		12													NOT FOUND				
RANGE:		05													NOT FOUND				
ACRES:		0.00													NOT FOUND				
MARKET ACRES:		0.19													NOT FOUND				
								2025 APPRAISED VALUE											
								CLS	LAND			BUILDING			TOTAL				
								Residential - R	\$17,880			\$173,070			\$190,950				
								TOTAL	\$17,880			\$173,070			\$190,950				
								2025 SALES DATA											
								DATE	VALIDITY	SALE TYPE	BOOK	PAGE	COV	BUYER NAME	BUYER ADDRESS	TOTAL			
								09/28/2023			121	930-931		Not available					
								07/04/2020			116	1697-1698		Not available					
								07/04/2020			116	1695-1696		Not available					
								06/09/2014			99DC	485-486		Not available					
								PARCEL COMMENTS											
								GENCOM: BK 96 PG 1337 BK 57MS PG 1682 BK 89 PG 1539 BK 64 PG 445											
								PROP-NC:											
								PROP-COM:											
								OTHCOMP:											
MARKET LAND INFORMATION																			
MTHD	TYPE	ACRE	SQFT	EFF FF	DPTH	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	8165.00											9	8000.00	\$2.22	\$0.72	\$0.72	\$17,880.00
TOTAL MARKET LAND VALUE																		\$17,880	

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DWELLING INFORMATION						COMP SALES INFORMATION				MANUFACTURED HOMES				FINAL VALUES						
RES TYPE:		Single-family Residence				ARCH STYLE:		Ranch		RES TYPE:				VALUE METHOD:		OVR				
QUALITY:		AV-				BSMT TYPE:		Full - 4		STYLE:				LAND VALUE:		\$17,880				
YEAR BUILT:		1960				TOTAL ROOMS:		5		YEAR BUILT:		0		BUILDING VALUE:		\$173,067				
EST:		YES				BEDROOMS:		2		EFF YEAR:		0		FINAL VALUE:		\$190,947				
EFF YEAR:		0				FAMILY ROOMS:		1		QUALITY:				PRIOR VALUE:		\$201,124				
MS STYLE:		One Story				FULL BATHROOMS:		2		LBCS STRUCT:				DWELLING IMPROVEMENT COST SUMMARY						
LBCS STRUCT:		Detached SFR unit				HALF BATHROOMS:		0		WIDTH:		0								
NO. OF UNITS:		0				GARAGE CAP:		1		LENGTH:		0		DWELLING RCN:		\$244,482				
TOTAL LIVING AREA:		0				FOUNDATION:		Block - 3		CDU:				PERCENT GOOD:		68 %				
CALCULATED AREA:		1345				BUILDING COMMENTS						CLASS:				MKT ADJ:		100 %		
MAIN FLR LIVING AREA:		1345										REMODEL DESC:				PHYS/FUNC/ECON:		//		ECO ADJ:
UPPER FLR LIVING AREA %:		0 %				RESIDENTIAL BLDG:		2014 discovery residential addition on rear side of home, added for 2015		OVR % GD/RSN:		0 /		BUILDING VALUE:		\$166,250				
CDU:		AV				RESIDENTIAL COMP:				TAGALONG STYLE:		0		OTHER IMPROVEMENT RCN:		\$3,320				
PHYS/FUNC/ECON:		AV- //				COMMERCIAL BLDG:				TAGALONG WIDTH:		0		OTHER IMPROVEMENT VALUE:		\$100				
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:		\$17,880						
												COST BUILDING:		\$166,350						
												COST TOTAL:		\$184,230						
												INCOME VALUE:		\$0						
												MARKET VALUE:		\$168,400						
												MRA VALUE:		\$161,620						
OTHER BUILDING IMPROVEMENTS																				
OCCUPANCY	MSCIS	RANK	QTY	YEAR BUILT	EFF	LBCS	AREA	PERIM	HEIGHT	DIMENSIONS	STORIES	PHYS	FUNC	ECON	OVR	RSN	CLS	RCN	%GD	VALUE
Prefabricated Storage Shed	D	FR	1	1965	0		152	0	8.0	0 x 0	1	FR			0 %			\$3,320	3 %	\$100
DWELLING COMPONENTS										OTHER BUILDING IMPROVEMENT COMPONENTS										
CODE	DESCRIPTION				UNITS	PCT	QUALITY	YEAR	CODE	DESCRIPTION				UNITS	PCT	SIZE	OTHER	RANK	YEAR	
102	Frame, Metal or Vinyl Siding				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												
622	Raised Subfloor				0	100	0.00	0												
701	Attached Garage				300	0	0.00	0												
736	Garage Finish, Attached				300	0	0.00	0												
801	Total Basement Area				945	0	0.00	0												
803	Partition Finish Area				710	0	0.00	0												
904	Slab Porch with Roof				240	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		EFF		LEVELS		STORIES		AREA		PERIM		HGT		PHYS		FUNC		ECON		OVR%		RSN		INC		NET		CLS		RCN		%GD		VALUE																											
0		-						0		0		/				0		0		0.0												USE		AREA						\$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		WELL		ACRE		ACRE		ADJ		GOVT		BASE		ADJ		AG																																					
DRY LAND: 0.00					DRY LAND: \$0											TYPE		DEPTH		FEET		FT/AC		CODE		PROG		RATE		RATE		VALUE																																					
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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