

SNCAMA Property Record Card

Parcel ID: 089-202-09-0-00-01-017.00-0

Quick Ref: R72785

Tax Year: 2017

Run Date: 4/19/2017 2:26:57 PM

OWNER NAME AND MAILING ADDRESS

WILLIAMS, MELODY KAY REVOCABLE LIV

13417 S 20TH CT
BIXBY, OK 74008

PROPERTY SITUS ADDRESS

7221 SE BERRYTON RD
Berryton, KS 66409

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: C2, RR1
Neighborhood: 395.0 395.0 - S US 75-DOUG. C
Economic Adj. Factor:
Map / Routing: 020
Tax Unit Group: 456

TRACT DESCRIPTION

S09 , T13 , R16 , S1/2 NE1/4 LYING S & W OF R
 R/W LES S BEG NW COR S1/2 NE1/4 TH E 1617'
 S 35' WLY640'(S) SWLY 985'(S) N 155 ' TO POB
 & LESS BEG 1634' S OF NE C



Image Date: 08/18/2010

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
01/24/2017	10:00 AM	A	Ag	DJH		
02/10/2015	10:00 AM	A	Ag	TKS		
08/12/2010	11:59 AM	NP	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2017 APPRAISED VALUE

Cls	Land	Building	Total
C	1,460	9,470	10,930
A	8,300	6,610	14,910
F	27,800	93,720	121,520
Total	37,560	109,800	147,360

2016 APPRAISED VALUE

Cls	Land	Building	Total
C	1,460	9,160	10,620
A	7,730	6,740	14,470
F	27,800	91,430	119,230
Total	36,990	107,330	144,320

PARCEL COMMENTS

Prop-Com: QR 12/11; MU- BEAUTY SHOP IN BSMT 13X22; AN- REMVD BASGAR/UNUSABLE 3/01; AN- SPLT .86 AC TO 17.01 1/03; MU- BEAUTY SHOP IN BSMT 13X22;; **Land-Ac/Sf:** , 5% of total land val

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	8.51				5	95						43	1.00	18,000.00	1,500.00	1,500.00	27,800
Site	1-Primary Site - 1									1,460.00	MC	C		0.00	0.00	0.00	0.00	1,460

Total Market Land Value 29,260

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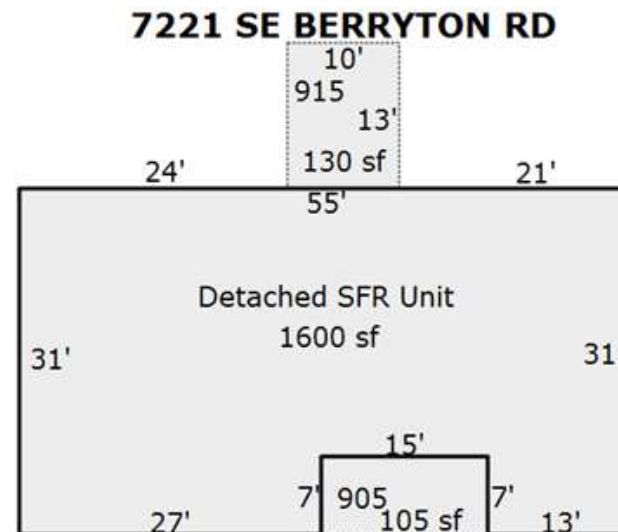
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DWELLING INFORMATION

Res Type: 1-Single-family Residence
Quality: 3.00-AV
Year Blt: 1960 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,600
Main Floor Living Area: 1,600
Upper Floor Living Area Pct:
CDU: AV
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct: F-90 C-10

COMP SALES INFORMATION

Arch Style: 17-Raised Ranch
Bsmt Type: 3-Partial - 3
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2



Sketch by Apex Medina™

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs
1	152-Residential Garage - Detach	D	2.00	1	1983			900	120	8	030 X 30	1	3	3				

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures (#)	9			
602-Plumbing Rough-ins (#)	1			
622-Raised Subfloor (% or SF)	1,600			
644-Double 1-Story Fireplace (#)	1			
801-Total Basement Area (SF)	800			
802-Minimal Finish Area (SF)	286			
905-Raised Slab Porch (SF) with Roof	105			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
915-Enclosed Wood Deck (SF), Solid Wall	130			

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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
DR	5.38	4740				0.00		CRP	483	483	2,600
DR	9.52	4742				0.00		CRP	451	451	4,290
DR	2.36	4752				0.00		CRP	10	10	20
DR	1.67	7501				0.00		CRP	409	409	680
NG	3.13	4742				0.00	CC50		63	32	100
NG	18.40	4752				0.00	CC50		10	5	90
NG	1.14	7173				0.00	CC50		140	70	80
NG	1.58	7301				0.00	CC50		58	29	50
NG	10.73	9982				0.00	CC50		10	5	50
TG	1.64	4740				0.00			63	63	100
TG	3.77	7233				0.00			63	63	240

AG LAND SUMMARY

Dry Land Acres:	18.93
Irrigated Acres:	0.00
Native Grass Acres:	34.98
Tame Grass Acres:	5.41
Total Ag Acres:	59.32
Total Ag Use Value:	8,300
Total Ag Mkt Value:	88,980

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls
1	477-Farm Utility Building	P	1.67	1	1983			2,400	200	10	60 X 40	1	3	2				A
2	124-Lean-to, Farm Utility	D	1.00	1	1940			242	66	10	22 X 11	1	2	3				A
3	456-Tool Shed	D	1.00	1	1920			440	84	8	22 X 20	1	2	2				A

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	918-Single -Metal on Wood Frame		100				
2	910-Single -Wall-Boards on Wood		100				
3	910-Single -Wall-Boards on Wood		100				

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