

**JWCENTRAL Property Record Card**

**Parcel ID:** 045-152-03-0-40-06-006.00-0

**Quick Ref:** R4359

**Tax Year:** 2018

**Run Date:** 4/3/2018 11:08:43 AM

**OWNER NAME AND MAILING ADDRESS**

FROST, DARYL & LINDA S WROS

1245 TUMBLEWEED RD  
COTOPAXI, CO 81223

**PROPERTY SITUS ADDRESS**

703 GRAND AVE  
Esbon, KS 66941

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 1101 Single family re: **Sfx:** 0  
**Activity:** 1100 Household activities  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building

**GENERAL PROPERTY INFORMATION**

**Prop Class:** R Residential - R  
**Living Units:** 1  
**Zoning:**  
**Neighborhood:** 311 311  
**Economic Adj. Factor:**  
**Map / Routing:** 152 /  
**Tax Unit Group:** 002-002 - ESBON

**TRACT DESCRIPTION**

S03, T03, R10W CAP 448' S OF WHERE TH S LI  
OF RR & TH W LI OF GRAND AVE TH S 60' TH  
W 168' TH N 60' TH E 168' TO POB



**Image Date:** 11/15/2017

**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:**

**App-Com:** INF-461-2015-

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
08/17/2017	1:52 PM	5	17	db		
08/29/2011	10:00 AM	5	17	lo		
01/27/2010	12:39 PM	9		MKL		

**SALES INFORMATION**

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
09/01/1996	2	13,000	8	2		002099
11/01/1990	2	13,000	1	2		000584
11/01/1989	2	10,000	1	3		000275

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**RECENT APPEAL HISTORY**

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
2015	04/01/2015	INF	INF-461-2015	C	N	G1	23,000

**2018 APPRAISED VALUE**

Cls	Land	Building	Total
R	520	24,480	25,000
<b>Total</b>	520	24,480	25,000

**2017 APPRAISED VALUE**

Cls	Land	Building	Total
R	520	24,480	25,000
<b>Total</b>	520	24,480	25,000

**PARCEL COMMENTS**

**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
Fron	1-Regular Lot - 1		60	168	1.05								1	100.00	6.00	2.00	2.00	520

**Total Market Land Value** 520

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**DWELLING INFORMATION**

**Res Type:** 1-Single-family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** 1900      **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,222  
**Main Floor Living Area:** 1,222  
**Upper Floor Living Area Pct:**  
**CDU:** FR  
**Phys/Func/Econ:** AV- / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 2-Crawl - 2  
**Total Rooms:** 7      **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1      **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

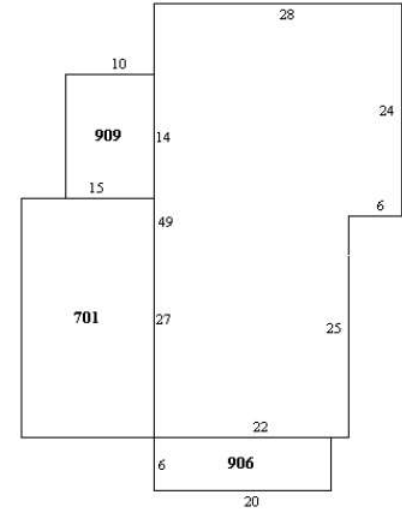
**Dwelling RCN:** 109,758  
**Percent Good:** 16  
**Mkt Adj:** 100      **Eco Adj:** 100  
**Building Value:** 17,560  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 520  
**Cost Building:** 17,560  
**Cost Total:** 18,080  
**Income Value:** 0  
**Market Value:** 22,600  
**MRA Value:** 27,180

**FINAL VALUES**

**Value Method:** PRIOR  
**Land Value:** 520  
**Building Value:** 24,480  
**Final Value:** 25,000  
**Prior Value:** 25,000



**BUILDING COMMENTS**

**DwellCom:** A1-80 0405sf , A2-63 0140sf , A3-61 0120sf; **DwellComp:** OBY cond = P

**SKETCH VECTORS**

A0CU49R28D24L6D25L22; A1CL15X27; A3CR20X6; A2U27CL10X14

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
222-Metal, Ribbed		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures (#)	5			
602-Plumbing Rough-ins (#)	1			
622-Raised Subfloor (% or SF)	1,222			
701-Attached Garage (SF)	405		1.00	
906-Wood Deck (SF) with Roof	120		1.00	
909-Enclosed Porch (SF), Solid Walls	140		1.00	
1637-Storage Building, Wood (SF)	168		2.00	1950