06-011000.0100

CENTER TWP / CELINA SD

06-05-400-011

Property Class: 510

Neighborhood 009065-R150

Map:
Block:
Card:
Bk: Pg:

MVP DAIRY LLC
MVP DAIRY LLC
PO BOX 961
COLBY, KS 67701
Created in 2016 From 06-011000.0000 due to Split

LEGAL INFORMATION
PT SE SE

RTS: 003-05-05
Acres:2.7690

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#	JS	VALID
1	MVP DAIRY LLC	PO BOX 961	COLBY	KS	67701	10/26/2018	133,000	WDC : 841	☐	■
2	ROLLINS JARED M	6909 US ROUTE 33	CELINA	OH	45822	03/31/2016	90,000	WDC : 189	☐	■
3							0	0	☐	☐

X: ☐ TTO LISTER: DATE: TIME: ☐ LETTER ☐ LETTER REC'D GIS CODE

STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS	
☐ PAVED	☐ LEVEL	☐ WATER ☐	☐ IMPROVING	☐ A. NO ROAD	☐ F. RESTRICT
☐ GRAVEL	☐ HIGH	☐ SEWER ☐	☐ STATIC	☐ B. TOPGRHY	☐ G. WOOD LT
☐ DIRT	☐ LOW	☐ GAS ☐	☐ DECLINING	☐ C. Ex Front	☐ H. VACANCY
☐ SIDEWALKS	☐ ROLLING	☐ ELECTRIC ☐	☐ OLD	☐ D. QUANTITY	☐ I. WATER FRONT
☐ CURBS	☐ STANDARD	☐ STANDARD	☐ STANDARD	☐ E. SZ/SHAPE	☐ J. OTHER/CDU

PROPERTY LOCATION
6909 US RTE 33

COMMENT
TY2022:Net Gen=$2,095.30, Other Assessment=$2.00
DE17 NO LONGER QUALIFIES FOR CAUV PER OWNER
DE22 ADD PATIO; DESKTOP RVW

LAND COMPUTATIONS

LAND TYPE	SIZE	M RATE C	INF	M VALUE C
HS:Home Site	AC:1	18150		18,200 0
SM:Small Acreage	AC:1.769	8300		14,700 0
Total Acres: 2.7690			TOTAL	32,900 0

VALUATION SUMMARY

		2023	2022	2020	2017	2017	2017	2017
VALUE YEAR		2023	2022	2020	2017	2017	2017	2017
REASON FOR CHANGE		RAPP	MISC	RAPP	RAPP	RCLS	CAUV	MISC
APPRAISED VALUE	LAND	32,900	31,400	31,400	28,500	28,700	20,950	29,740
	IMPR	141,300	95,600	94,900	79,500	76,300	76,300	76,300
	TOTAL	174,200	127,000	126,300	108,000	105,000	97,250	106,040
ASSESSED VALUE	LAND	11,520	10,990	10,990	9,980	10,050	7,330	10,410
	IMPR	49,460	33,460	33,220	27,830	26,710	26,710	26,710
	TOTAL	60,980	44,450	44,210	37,810	36,760	34,040	37,120

OCCUPANCY	EXTERIOR
■ SF ☐ DU ☐ TR	☐ WOOD
☐ CONVERSION	☐ STUCCO
BUILDING TYPE	■ ALM/VYNL
☐ MOBILE HOME	☐ CONC BLK
☐ BI/TR LEVEL	☐ METAL
☐ MOD/MAN	☐ BRICK
☐ _____	☐ STONE

ROOFING	ROOF TYPE
☐ METAL	■ GABLE
☐ SLT/TLE	☐ HIP
■ SHINGLES	☐ GAMBREL
☐ SHAKES	☐ MANSARD
☐ COMPOSITE	☐ FLAT

FLOORS	B	1	2	3	U
CONCRETE	■	☐	☐	☐	☐
WOOD	☐	■	☐	☐	☐
TILE/COMPO	☐	☐	☐	☐	☐
CARPET	☐	☐	☐	☐	☐

INT. FINISH	B	1	2	3	U
PLASTER/DW	☐	■	☐	☐	☐
PANELING	☐	☐	☐	☐	☐
UNFINISHED	☐	☐	☐	☐	☐

ACCOMMODATIONS					
# OF ROOMS	2	5			
BEDROOMS		3			
FIREPLACES		2			

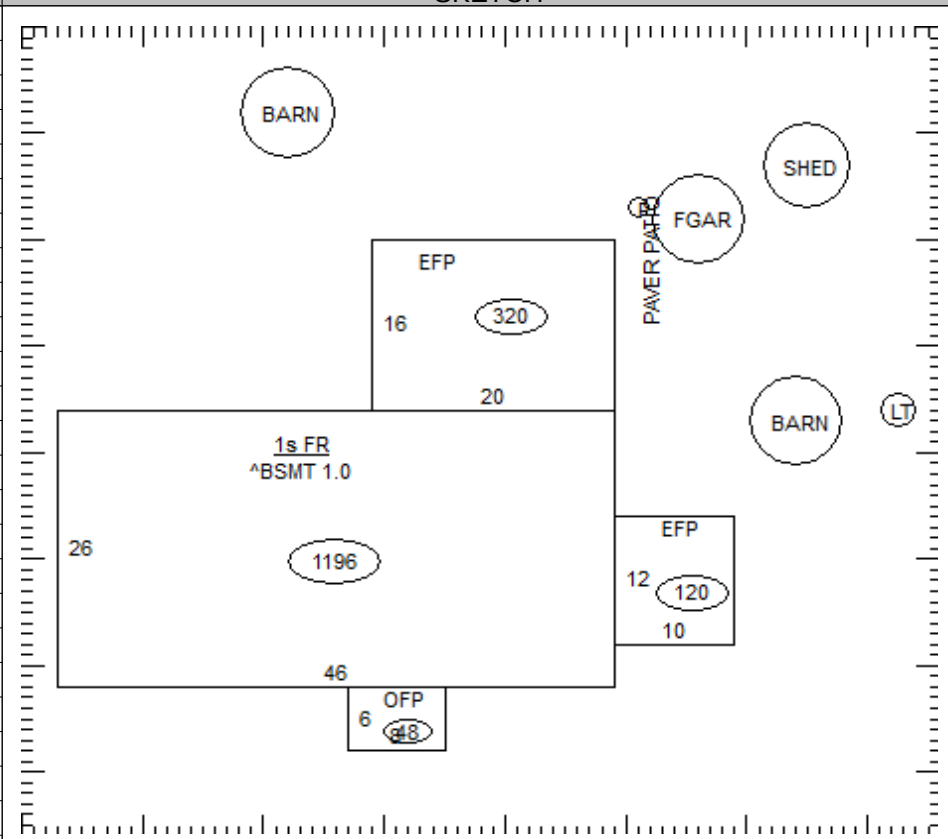
HEAT & AC	B	1	2	3	U
NO HEAT	☐	☐	☐	☐	☐
CTRL HEAT	☐	■	☐	☐	☐
HW/STEAM	☐	☐	☐	☐	☐
ELECTRIC	☐	☐	☐	☐	☐
HEAT PUMP	☐	☐	☐	☐	☐
FLR/WALL	☐	☐	☐	☐	☐
STVE/SPCE	☐	☐	☐	☐	☐
GEOTHERMAL	☐	☐	☐	☐	☐
OUTSIDE	☐	☐	☐	☐	☐
CTRL A/C	☐	■	☐	☐	☐

PLUMBING	BASE ■				
X FULL BATH					
X HALF BATH					
X FIXTURES					

FLOOR	AREA	CONST	VALUE
1	1196	FR	180,200
BSMT	1196		17,100

SUBTOTAL		197,300
MULTI-FAMILY #	0	0
BUILDING TYPE	100%	0
BSMT FINISH	0 S.F.	0
FIREPLACE #	2	8,800
HEATING	0 S.F.	0
AIR COND	1,196 S.F.	1,970
PLUMBING #	0	0
GARAGES & CARPORTS		0
EXTRA FEATURES		13,600
SUBTOTAL		221,670
GRADE FACTOR		95 %
UNADJUSTED VALUE		210,590
FACTOR		100 %

SKETCH



OCCUPANCY	ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL
DWELLING	1	SK	1,196	C-		1955		A	210,590	42	122,140		128,200
1 Lean - To	7	28x66	1,848	C	4.80	1930		A	8,870	95	440		400
2 Barn	14	30x70	2,100	C	12.00	1930		A	25,200	95	1,260	DFLT50	600
3 Gar - Frame	7	24x36	864	C	23.70	1954		A	20,480	90	2,050		2,100
4 Shed	PP	8x10	80	C		1930		A		95			0
5 Barn		30x40	1,200	C	12.00	2000		A	14,400	37	9,070		9,100
6 Patio		14x24	336	C	4.05	2000		A	1,360	37	860		900
7													
8													
9													
10													
11													
											TOTAL		141,300

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COMMENTS

Dwelling has an Economic Factor of 105%