

2400 sq. ft Commercial Property in Reno County

Information Packet

S. Sedgwick Ave.

Haven, KS 67543

RESULTS REALTY

Limited Liability Company

620-465-3499

www.ResultsRE.com

TRACT INFORMATION

Parcel: 13.9+/ Acres Haven Block 22, 24 Lot 5-8 in the S05, T25, R4W

SOIL TYPE: Web Soil Survey Enclosed

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- Topographical Map
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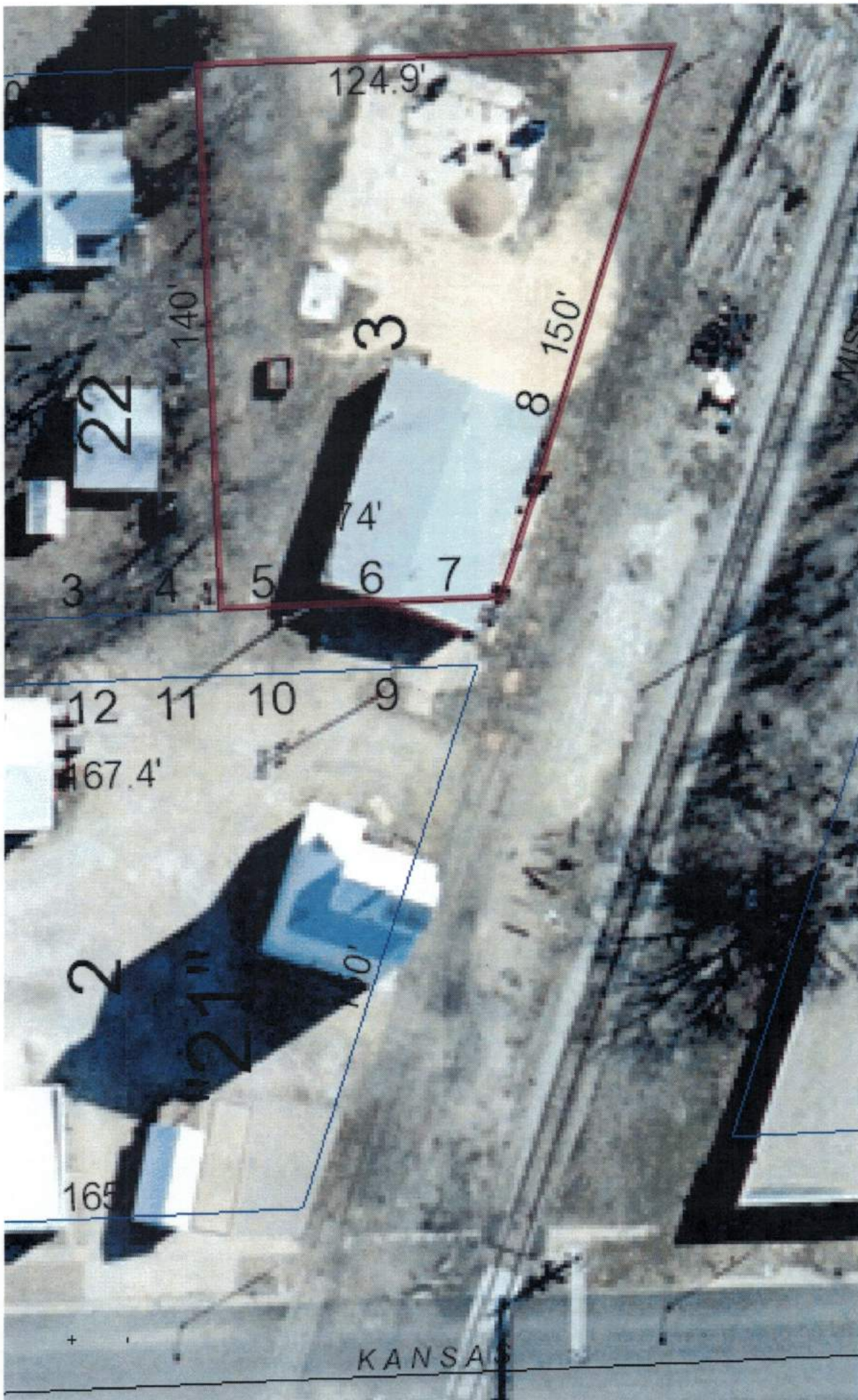
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Boundary



 Boundary

▢ All Polygons 0.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5867	Avans loam, 0 to 1 percent slopes	0.6	100.0	-
TOTALS		0.6	100%	-

▢ Boundary 0.3 ac

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Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability
Class(non-irrigated)

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Jones Building
Reno, Kansas, AC +/-



 Boundary

Alan Howard
P: 620.465.3499

www.resultsre.com



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844.322.6277 - mapright.com

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Very Intense

Grazing Cultivation

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Print Current Tax Information

Type	CAMA Number		Tax Identification	
RL	283 05 0 40 22 005 00 0 01		004-30367	
Owner ID	JONE00535	JONES, ROBERT E JONES, JANET K		
Taxpayer ID	JONE00535	JONES, ROBERT E JONES, JANET K		
S SEDGWICK			67543	
Subdivision	HAVEN CITY	Block	21	Lot(s)
Tract 1 30367				

Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2016	0123972	001		257.37	257.37	0.00	Yes	Yes

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

Print Current Tax Information

Type	CAMA Number			Tax Identification							
RL	283 05 0 40 21 003 00 0 01			004-30362							
Owner ID	JONE00535	JONES, ROBERT E JONES, JANET K									
Taxpayer ID	JONE00535	JONES, ROBERT E JONES, JANET K									
S KANSAS				67543							
Subdivision	HAVEN CITY	Block	22	Lot(s)	5	Section	5	Township	25	Range	04
Tract 1 30362											
Year	Statement #	Line #	Warrant #	1st Half Due		2nd Half Due		Total Due*		1st Half Paid	2nd Half Paid
2016	0112776	001		318.20		318.20		0.00		Yes	Yes
2016	0112776	002		40.00		40.00		0.00		Yes	Yes

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Section	5	
Township	25	
Range	04	
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Year	Statement #	Line #
2016	0112776	001
2016	0112776	002
	1st Half Due	2nd Half Due
	318.20	318.20
	40.00	40.00
	Total Due*	1st Half Paid
	0.00	Yes
	0.00	Yes
		2nd Half Paid
		Yes
		Yes

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

Parcel ID: 078-283-05-0-40-21-003.00-0

Quick Ref: R32781

Tax Year: 2017

Run Date: 3/8/2017 9:13:33 AM

OWNER NAME AND MAILING ADDRESS

JONES, ROBERT E & JANET K

24208 S TIMBERLODGE LN
MT HOPE, KS 67108-9475

PROPERTY SITUS ADDRESS

00000 S SEDGWICK AVE
Haven, KS 67543

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist **Sfx:**
Activity: 3100 Plant, factory, heavy goods st
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning:
Neighborhood: 560 560
Economic Adj. Factor: 80
Map / Routing: D- / 02001
Tax Unit Group: 004-004



Image Date: 08/28/2008

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Semi Improved Road - 2, Railroad - 8
Fronting: Dead End - 7
Location: Perimeter Central Business District
Parking Type: Off Street - 1
Parking Quantitv: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

HAVEN CITY, S05, T25, R04W, BLOCK 22, Lot 5
 - 8

PARCEL COMMENTS

GenCom: 1196-14-555 CENSUS TRACT#; **Prop-NC:** KA, AN; **Prop-Com:** KA-MORGAN WAREHOUSE; AN-CHG 04-I-236; AN-COR LAND 12/07 JR PERMIT#22222
 WINDOWS; PERMIT# 2714 INSTALL FURNACE AND DO PRESSURE TEST

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/13/2016	11:17 AM	9	IN	270/272		
12/30/2011	10:14 AM	1	P	262/265		
01/04/2009	4:00 PM	1	P	257	NO ONE THERE	

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
2714		Interior Remodel	12/16/2016	O	0
2222	520	Exterior Alteration	08/30/2011	C	100
1964	3,800	Exterior Alteration	04/13/2009	C	100

2017 APPRAISED VALUE

Cls	Land	Building	Total
C	5,960	7,240	13,200

2016 APPRAISED VALUE

Cls	Land	Building	Total
C	5,560	7,410	12,970

Total	Land	Building	Total
5,960	7,240	13,200	5,560
7,410			12,970

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
Soft	1-Primarv Site - 1					5	75						17	14,000.00	0.57	0.50	0.50	5,960

Total Market Land Value

5,960

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure									
Bldg No. & Name: 1 MORGAN WAREHOUSE									
Identical Units: 1 No. of Units									
MS Mult: Unit Type: MS Zip:									
Units:									
BR Type:									
Baths:									

IMPROVEMENT COST SUMMARY

IMPROVEMENT COST SUMMARY		CALCULATED VALUES		FINAL VALUES	
Building RCN:		98,280	Cost Land:	5,960	Value Method: COST
Mkt Adj:	100	Eco Adj:	80	7,240	Land Value: 5,960
Building Value:		6,290	Cost Building:	13,200	Building Value: 7,240
Other Improvement RCN:		3,390	Cost Total:	19,400	Final Value: 13,200
Other Improvement Value:		950	Income Value:		Prior Value: 12,970
			Market Value:		
			MRA Value:		

No Sketch Available

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	406-Storage Warehouse	C	1.00	1920		01 / 01	1	2,400	200	14	2	1			045				98,276	8	6,290

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	163-Site Improvements	A	2.00	1	2011			10	24	8		1	3	3					3,385	35	950

COMMERCIAL BUILDING SECTION COMPONENTS

COMMERCIAL BUILDING SECTION COMPONENTS										OTHER BUILDING IMPROVEMENT COMPONENTS					
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	606-Space Heater		100					1	8200-Fence, Wood Solid Boards	910					
1	807-Brick, Solid		100												
1	8001-Porch, Raised Slab	64													
1	8325-Patio, Concrete	1,040													
1	8325-Patio, Concrete	512													
1	8615-Loading Dock, Concrete	72													