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The Parcel Number for this Property is 057-227-25-0-00-001.01-0

Quick Ref ID: 306987

**Owner Information**

<b>Owner Name</b>	C BAR S CATTLE CO, LLC
<b>Address</b>	1858 80TH PEABODY, KS 66866

**Property Situs Address**

<b>Address</b>	1858 80TH, Peabody, KS 66866
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**Land Based Classification System**

<b>Function</b>	Farming / ranch operation (with improvements)
<b>Activity</b>	Farming, plowing, tilling, harvesting, or related activities
<b>Ownership</b>	Private-fee simple
<b>Site</b>	Dev Site - crops, grazing etc - with structures

**General Property Information**

<b>Prop Class</b>	Farm Homesite - F
<b>Living Units</b>	1
<b>Zoning</b>	
<b>Neighborhood</b>	300.1
<b>Tax Unit Group</b>	189

**Property Factors**

<b>Topography</b>	Rolling - 4
<b>Utilities</b>	Well - 5 Septic - 6 Gas - 7
<b>Access</b>	Semi Improved Road - 2
<b>Fronting</b>	Secondary Artery - 2
<b>Location</b>	Neighborhood or Spot - 6
<b>Parking Type</b>	Off Street - 1
<b>Parking Quantity</b>	Adequate - 2
<b>Parking Proximity</b>	On Site - 3
<b>Parking Covered</b>	
<b>Parking Uncovered</b>	

**2017 Appraised Value**

Class	Land	Building	Total
Agricultural Use - A	19,930	66,850	86,780
Farm Homesite - F	17,350	192,300	209,650
<b>Total</b>	<b>37,280</b>	<b>259,150</b>	<b>296,430</b>

**2016 Appraised Value**

Class	Land	Building	Total
Agricultural Use - A	17,850	68,000	85,850
Farm Homesite - F	17,350	193,550	210,900
<b>Total</b>	<b>35,200</b>	<b>261,550</b>	<b>296,750</b>

**Tract Description**

S25, T21, R03, ACRES 314.74, BEG SE/C SW/4 W ON S LI 434.14' N 445.23' E 280.44' N 1632.98' E 242.63' NWLY 855.81' NELY 277.31' NWLY 1807.75' NWLY 1580' TO N LI NW/4 E ON N LI NW/4 402.43' TO NE/C NW/4 E ON N LI 2660.73' TO NE/C NE/4 S ON E LI 2643.60' TO

**Deed Information**

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
471	21						

**Market Land Information**

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Acre	Primary Site - 1	3.35										17,350

**Dwelling Information**

Dwelling Information		Comp Sales Information	
Res Type	Single-family Residence	Arch Style	Ranch
Quality	AV+	Bsmt Type	Walkout - 5
Year Built	1989	Total Rooms	8
Eff Year		Bedrooms	4
MS Style	One Story	Family Rooms	1
LBCSStruct	Detached SFR unit	Full Baths	2
No. of Units		Half Baths	
Total Living Area		Garage Cap	
Calculated Area	1,778	Foundation	Concrete - 2
Main Floor Living Area	1,778		
Upper Floor Living Area Pct.			
CDU	GD		
Phys/Func/Econ	GD/ /		
Ovr Pct Gd/RCN	/289,012		
Remodel			
Percent Complete			
Assessment Class			
MU Cls/Pct			

**Dwelling Components**

Code	Units	Pct	Quality	Year
Veneer, Stone		100		
Composition Shingle		100		
Warmed & Cooled Air		100		
Automatic Floor Cover Allowance				
Plumbing Fixtures (#)	8			
Plumbing Rough-ins (#)	1			
Raised Subfloor (% or SF)	1,778			
Single 1-Story Fireplace (#)	1			
Attached Garage (SF)	729			
Garage Finish, Attached (SF)	729			
Total Basement Area (SF)	1,778			
Partition Finish Area (SF)	1,643			
Open Slab Porch (SF)	416			3 1989
Open Slab Porch (SF)	504			3 1989
Open Slab Porch (SF)	416			3 2010
Raised Slab Porch (SF) with Roof	318			

**Building Improvement Components**

Id	Code	Units	Pct	Size	Other	Rank	Year
55	Single -Metal on Wood Frame		100				
58	Single -Metal on Wood Frame		100				
61	Single -Metal on Wood Frame		100				
64	Solid Local Stone		100				
67	Single -Metal on Wood Frame		100				
70	Scales, Platform-Steel Plate, 10000 lbs.	1					
74	Single -Metal on Wood Frame		100				
77	Single -Metal on Wood Frame		100				
80	Single -Metal on Wood Frame		100				

83	Single -Metal on Wood Frame		100			
86	Single -Metal on Wood Frame		100			
89	Single -Metal on Wood Frame		100			

**Other Improvements**

No	Occupancy	MSCIs	Rank	Qty	Yr Bit	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
55	Barn, Special Purpose	D	2.00	1	1920			2,250	190	16	50 X 45	1	3	3				A	66,712	40	26,680
58	Lean-to, Farm Utility	D	2.00	1	1920			750	80	8	50 X 15	1	5	4				A	5,295	17	900
61	Farm Utility Storage Shed	P	2.00	1	1920			1,170	101	8	65 X 18	1	1	1				A	6,236	2	120
64	Bank Barn, General Purpose	C	2.00	1	1910			5,400	308	20	100 X 54	1	2	3				A	313,308	8	25,060
67	Tool Shed	D	2.00	1	1990			1,200	100	11	40 X 30	1	3	3				A	13,908	6	830
70	Site Improvements	A	2.00	1	1930			10		8		1	3	3		0		A	36,906	0	0
74	Tool Shed	D	2.00	1	1980			3,760	254	10	80 X 47	1	3	3				A	41,210	6	2,470
77	Farm Utility Building	P	2.00	1	1980			6,000	340	15	120 X 50	1	3	3				A	59,160	16	9,470
80	Tool Shed	D	2.00	1	1980			720	112	10	36 X 20	1	3	3				A	9,807	6	590
83	Farm Utility Storage Shed	P	2.00	1	1980			432	60	8	36 X 12	1	3	3				A	2,631	16	420
86	Farm Utility Storage Shed	P	2.00	1	1930			224	46	8	16 X 14	1	2	3				A	1,590	13	210
89	Tool Shed	D	2.00	1	1980			72	36	8	12 X 6	1	3	3				A	1,663	6	100

**Other Improvement Components**

No	Code	Units	Pct	Size	Other	Rank	Year
55	Single -Metal on Wood Frame		100				
58	Single -Metal on Wood Frame		100				
61	Single -Metal on Wood Frame		100				
64	Solid Local Stone		100				
67	Single -Metal on Wood Frame		100				
70	Scales, Platform-Steel Plate, 10000 lbs.	1					
74	Single -Metal on Wood Frame		100				
77	Single -Metal on Wood Frame		100				
80	Single -Metal on Wood Frame		100				
83	Single -Metal on Wood Frame		100				
86	Single -Metal on Wood Frame		100				
89	Single -Metal on Wood Frame		100				

**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
Native Grass - NG	0.44	3490				0			66	66	30
Native Grass - NG	46.81	3491				0			66	66	3,090
Native Grass - NG	5.57	4020				0			129	129	720
Native Grass - NG	1.07	4555				0			55	55	60
Native Grass - NG	57.95	4590				0			55	55	3,190
Native Grass - NG	91.04	4671				0			55	55	5,010
Native Grass - NG	97.98	4783				0			66	66	6,470
Native Grass - NG	10.53	8300				0			129	129	1,360


**Ag Land Summary**

<b>Dry Land Acres</b>	0
<b>Irrigated Acres</b>	0
<b>Native Grass Acres</b>	311.39
<b>Tame Grass Acres</b>	0
<b>Total Ag Acres</b>	311.39

<b>Total Ag Use Value</b>	19,930
<b>Total Ag Market Value</b>	622,780

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**Parcel Search Results** (Click on the Parcel ID Number for Detailed Results)

Owner Information	Property Address	<a href="#">Property Description</a>	Apr Amount	Prop Class
<p><a href="#">057-226-24-0-00-00-005.00-0</a>  <b>Quick Ref ID = 9411</b>  <b>Tax Year = 2017</b>                      C BAR S CATTLE CO, LLC</p> <p>Owner Mailing Address:                      1858 80TH PEABODY, KS 66866</p>	<p>00000 CR, Peabody, KS 66866                      ACRES=158.85 Neighborhood=300.1</p>	<p>S24, T21, R03, ACRES 158.85, SE1/4 LESS ROW</p>	<p>\$10,780</p>	<p>Agricultural Use</p>
<p><a href="#">057-227-25-0-00-00-001.01-0</a>  <b>Quick Ref ID = 306987</b>  <b>Tax Year = 2017</b>                      C BAR S CATTLE CO, LLC</p> <p>Owner Mailing Address:                      1858 80TH PEABODY, KS 66866</p>	<p>1858 80TH, Peabody, KS 66866                      ACRES=314.74 Neighborhood=300.1</p>	<p>S25, T21, R03, ACRES 314.74, BEG SE/C SW/4 W ON S LI 434.14' N 445.23' E 280.44' N 1632.98' E 242.63' NWLY 855.81' NELY 277.31' NWLY 807.75' NWLY 1580' TO N LI NW/4 E ON N LI NW/4 402.43' TO NE/C NW/4 E ON N LI 2660.73' TO NE/C NE/4 S ON E LI 2643.60' TO SE/C NE/4 SELY 1489.30' TO NRLY ROW US 50 HWY SWLY 71.01' SWLY 299.19' SWLY 1075.03' SWLY 367.23' TO PT ON S LI SE/4 W ON S LI 1319.90' TO POB LESS ROW</p>	<p>\$86,780 A                      \$209,650 F</p>	<p>Farm Homesite</p>
<p><a href="#">057-227-36-0-00-00-001.03-0</a>  <b>Quick Ref ID = 306995</b>  <b>Tax Year = 2017</b>                      C BAR S CATTLE CO, LLC</p> <p>Owner Mailing Address:                      1858 80TH PEABODY, KS 66866</p>	<p>00000 CR, Peabody, KS 66866                      ACRES=43.45 Neighborhood=300.1</p>	<p>S36, T21, R03, ACRES 43.45, A TRACT IN NW/4 &amp; NE/4 DESCRIB AS ALL THE PRT NW/4 NW/4, E/2 NW/4, NW/4 NE/4 LYING N NELY ROW OF US HWY 50 EXC BEG NW/C NW/4 E ON N LI NE/4 1672.05' SWLY WITH THE LI OF EXISTING FENCE 367.21' SWLY WITH THE LI OF EXISTING FENCE 1003.83' TO S LI NW/4 AT A PT</p>	<p>\$4,890</p>	<p>Agricultural Use</p>

		15.60' W SE/C NW/4 NW/4 W ON S LI 1334.64' TO SW/C NW/4 NW/4 N ON W LI NW/4 NW/4 1344.81' TO POB LESS ROW		
<a href="#">057-227-36-0-00-00-002.00-0</a> <b>Quick Ref ID = 9423</b> <b>Tax Year = 2017</b> C BAR S CATTLE CO, LLC  Owner Mailing Address: 1858 80TH PEABODY, KS 66866	00000 CR, Peabody, KS 66866  ACRES=2.43 Neighborhood=300.1	S36, T21, R03, ACRES 2.43, PT W/2 NE/4 BEG AT PT ON N LI 1893.6' W NE/C S 233.3' TH W 5 28.8' N 233.3' E 528.8' TO POB LESS ROW	\$160	Agricultural Use

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