

BRECKENRIDGE MARCIA R/BRECKENRIDGE DAVID E
2807 LAKEWOOD DR
MANHATTAN, KS 66503-8405

06-4S-17-07959-000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type

Bedrooms
Bathrooms
Frame

Stories
Architectual
Units
Condition Adj
Kitchen Adjus

19 COMMON BRK 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

3 100
2 100
01 NONE 100

1. 1. 100
05 CONV 100
0 100
02 02 100
01 01 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05 05
0100 SINGLE FAMILY

6417.0100 1.00/
TOTALGROSSAREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

Basement Area:
FGR
PTO
ST
BAS
FSP
FST

TOTALS3,6562,450178,439

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10166CONC, PAVMT00001.00 UT0.000.00100003100200

20258PATIO00001.00 UT0.000.0010000310070

30190FPLC PF00001.00 UT1,200.001,200.001000031001,200

40169FENCE/WOOD00001.00 UT0.000.00100201120113100200

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0RSF-212.00125.001.00 LT1.001.001.0018,500.0018,500.0018,500

REVIEW DATE09/15/2016BYDFTotal Acres: 0.32Total Land Value: 18,500Market: 0Agricultural: 0Common: 18,500PRINTED 11/20/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYEBCONFNCTNORM % COND

0100012,450100.0458112.05274,5220196719670035.0065.00

1 SINGLE FAM 0% - 0 Heated Area: 1790 HX Base Yr

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY STANDARD Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE178,439 TOTAL MARKET OB/XF VALUE1,670 TOTAL LAND VALUE - MARKET18,500 TOTAL MARKET VALUE198,609 SOH/AGL Deduction0 ASSESSED VALUE198,609 TOTAL EXEMPTION VALUE0 BASE TAXABLE VALUE198,609 TOTAL JUST VALUE198,609 NCAN VALUE0 INCOME VALUE PREVIOUS YEAR MKT VALUE198,609

LAND:1:1: 82.45 X 125 + 4,925 SF. (115 EFF. FF) SALE:1:1: LOT 6, BLK 23, LAKE FOREST UNIT 4

SALES DATA OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSNCDSALE PRICE

1275/24076/04/2014WDQI01125,000 GRANTOR: CHRISTOPHER M & AMAND GRANTEE:MARCIA R & DAVID BR 1252/24634/12/2013WDUII3775,000 GRANTOR: BARBARA M BERTON & IM GRANTEE:CHRISTOPHER M & AMA BUILDING NOTES BUILDING DIMENSIONS BAS= W12 PT0= N24 W24 S24 E24\$ W24 FSP= N24 W22 S24 E22\$ W22 S35 E28 N8 E30 FGR= S4 E24 FST= E6 N3 W6 S3\$ N23 W24 S19\$ N19 FST= E24 N8 W24S8\$ N8\$.