

LOT 2 & 4 STONEGATE PARK S/D, &
R/W AS DESC ORB 1097-393.

BRECK-KAN-RIDGE LODGING LLC
3217 N NORTH SHORE COURT
WICHITA, KS 67205

2026

34-3S-16-02465-102



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	08 08
DOR CODE	1900
MAP NUM	
MKT AREA	06

NEIGHBORHOOD/LOC	34316.090	1.00/
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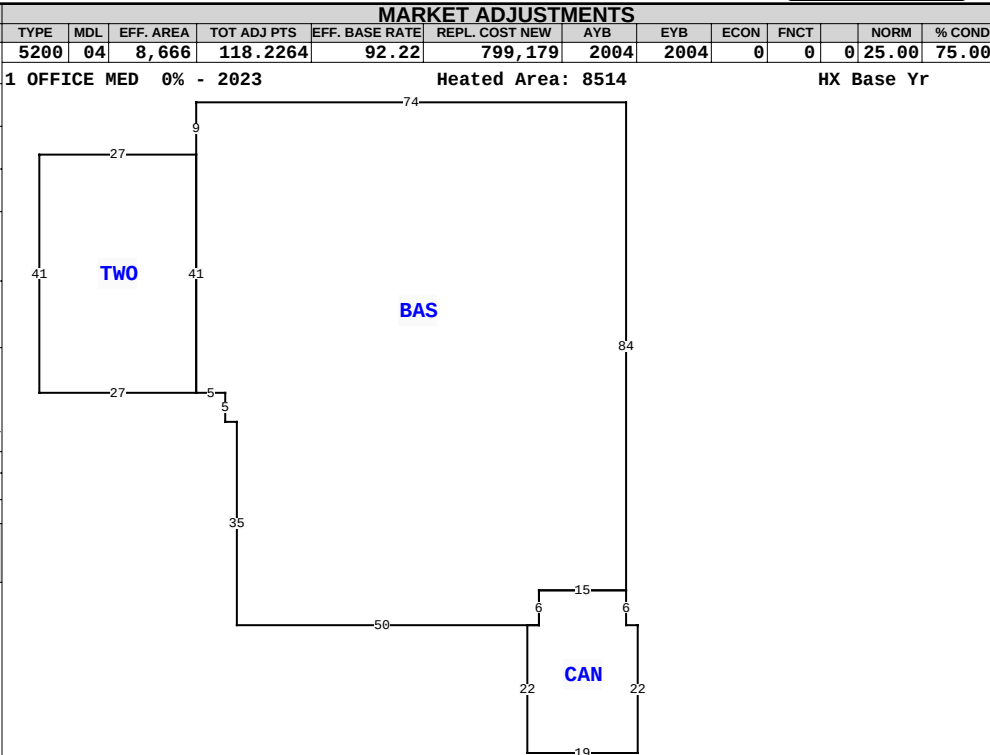
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,300	100		6,300	435,740
CAN	508	30		152	10,513
TWO	1,107	200		2,214	153,131

TOTALS	7,915			8,666	599,384
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	19,580.00	UT	1.10	1.10	
2	0166	CONC, PAVMT	0	0	0	0	998.00	UT	2.00	2.00	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	24,020.00	SF	
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	26,572.00	SF	

REVIEW DATE	06/14/2023	BY	JB
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

4520 W US HIGHWAY 90 , LAKE CITY

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	19,580.00	UT	1.10	1.10	100	2004	2004	3	100	21,538	
2	0166	CONC, PAVMT	0	0	0	0	998.00	UT	2.00	2.00	100	2004	2004	3	100	1,996	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	4,000	
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2014	2014	3	100	2,640	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	24,020.00	SF	
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	26,572.00	SF	

Total Acres:	1.16	Total Land Value:	505,920	Market:	0	Agricultural:	0	Common:	505,920
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		599,384	
TOTAL MARKET OB/XF VALUE		30,174	
TOTAL LAND VALUE - MARKET		505,920	
TOTAL MARKET VALUE		1,135,478	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,135,478	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,135,478	
TOTAL JUST VALUE		1,135,478	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,151,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045578	Roof Replacement	102,390	09/28/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1467/2347	5/27/2022	WD U	I	I	37
GRANTOR: CCCNF REAL ESTATE LLC					
GRANTEE: BRECK-KAN-RIDGE LOD					
1168/0529	2/20/2009	WD U	I	I	30
GRANTOR: COMMUNITY CANCER CENT					
GRANTEE: CCCNF REAL ESTATE L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W74 S9 TWO= W27 S41 E27 N41\$ S41 E5 S5 E2 S35 E50 CAN= S22 E19 N22W2 N6 W15 S6 W2\$ E2 N6 E15 N84\$.											

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