LOT 12 WOODLAND NORTH S/D.

ORB 516-312, 650-185, 680-72,

MCKINNEY ANDREW A/MCKINNEY KATHRYN M
851 E 610 AVE
PITTSBURG, KS 66762

2026

16-4S-17-08382-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

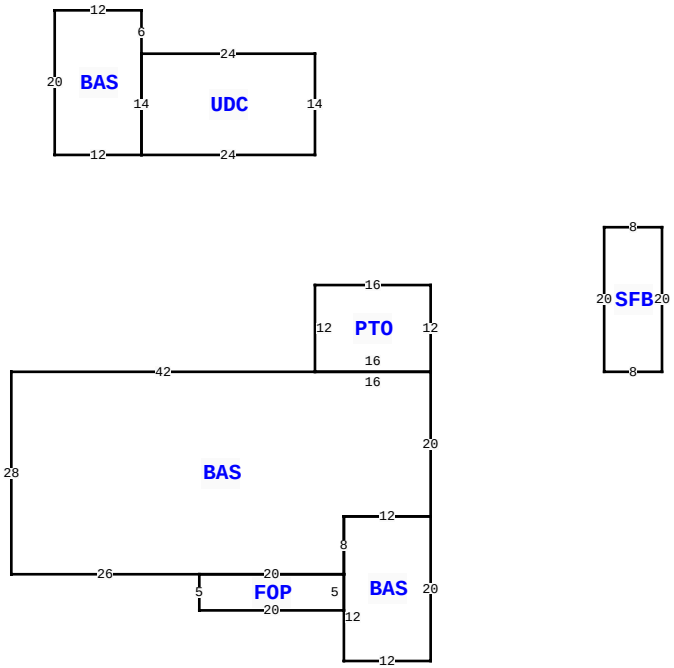
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,728
BAS	240	100		240	18,728
BAS	1,528	100		1,528	119,233
FOP	100	30		30	2,341
PTO	192	5		10	781
SFB	160	80		128	9,988
UDC	336	25		84	6,555
TOTALS	2,796			2,260	176,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	107.1850	120.05	271,313	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2168 HX Base Yr



146 SE MOJAVE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,353
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	194,053
SOH/AGL Deduction	0
ASSESSED VALUE	194,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,053
TOTAL JUST VALUE	194,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,053

SALE:1:1: LOT 12 WOODLAND NORTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0944/1700	1/18/2002	WD	Q	I		75,700
GRANTOR: CLIPP						
GRANTEE: MCKINNEY						
0865/2036	9/11/1998	WD	Q	I		65,800
GRANTOR: MYRICK						
GRANTEE: CLIPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S28 E26 FOP= S5 E20N5 W20$ E20 BAS= S12 E12 N20 W12 S8$ N8 E12 N20 PTO= N12 W16 S12 E16$ W16$ PTR=N30 UDC= N14 W24 BAS= N6 W12 S20 E12 N14$ S14 E24$ S30$ PTR=E40 SFB= E8 N20 W8 S20$ W40$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC,PAVMT	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/01/2017 BY DF Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 03/26/2026 BY SYS