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

2027

34-3S-16-02465-102

BUILDING CHARACTERISTICS

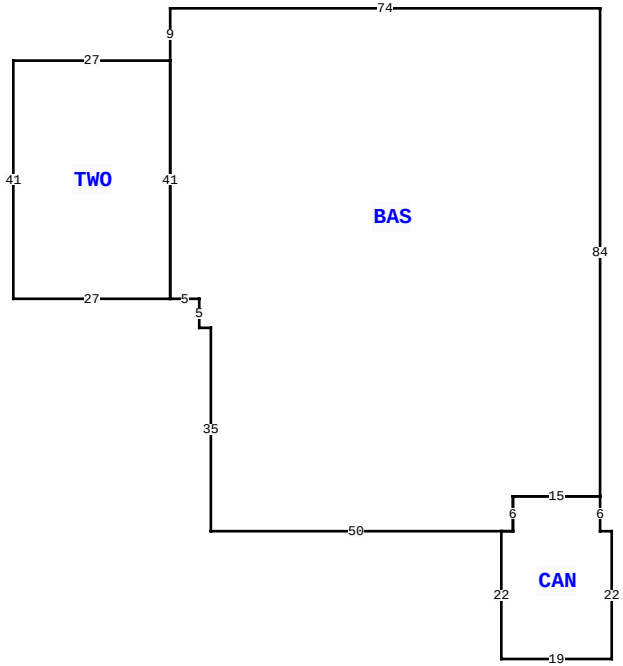
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.090	1.00/

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	8,666	118.2264	92.22	799,179	2004	2004	0	0	0	25.00	75.00

1 OFFICE MED 0% - 2023 Heated Area: 8514 HX Base Yr



4520 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 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	556,512
TOTAL MARKET VALUE	1,186,070
SOH/AGL Deduction	0
ASSESSED VALUE	1,186,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,186,070
TOTAL JUST VALUE	1,186,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,186,070

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2347	5/27/2022	WD	U	I	37	2,740,300
GRANTOR: CCCNF REAL ESTATE LLC						
GRANTEE: BRECK-KAN-RIDGE LOD						
1168/0529	2/20/2009	WD	U	I	30	1,454,700
GRANTOR: COMMUNITY CANCER CENT						
GRANTEE: CCCNF REAL ESTATE L						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 30,174

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	24,020.00	SF		1.00	1.00	1.00	11.00	11.00	264,220							
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	26,572.00	SF		1.00	1.00	1.00	11.00	11.00	292,292							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.16 Total Land Value: 556,512 Market: 0 Agricultural: 0 Common: 556,512 PRINTED 11/16/2026 BY SYS