

JFCENTRAL Property Record Card

Parcel ID: 044-182-10-0-00-00-005.00-0

Quick Ref: R8515

Tax Year: 2026

Run Date: 6/1/2026 5:03:12 PM

OWNER NAME AND MAILING ADDRESS

Coughlin, Paul A & Terri J

7935 Kiowa RD
Oskaloosa, KS 66066

PROPERTY SITUS ADDRESS

7935 Kiowa RD
Oskaloosa, KS 66066

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch **Sfx:** 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, arazing etc

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units: 1
Zoning:
Neighborhood:023 Central - 023
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 083-083 - Fairview Township



Image Date: 08/16/2021

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/25/2024	8:18 AM	0	Ag	ca		
10/09/2024	2:20 PM	5	P	MES		
10/26/2023	1:00 PM	5	P	CA		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13976	43,200	See Notes (see notes/comments fiel	02/08/2024	C	100
BP 13888	35,000	See Notes (see notes/comments fiel	06/19/2023	C	100
06548	100,000	Dwelling	06/06/1990	C	100

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
----------	--------------	--------------	-------------	--------	--------------	--------------	---------------

2026 APPRAISED VALUE

Cls	Land	Building	Total
F	51.180	358.760	409.940
A	3.090	23.480	26.570
Total	54.270	382.240	436.510

2025 APPRAISED VALUE

Cls	Land	Building	Total
F	47.680	334.520	382.200
A	2.970	24.810	27.780
Total	50.650	359.330	409.980

PARCEL COMMENTS

Val-Com: Corrected 2025 CVN - added wall component //

TRACT DESCRIPTION

S10, T10, R018, ACRES 28.95, Beg SE Cor Sec, TH W1320', N660', NE1450', S1320' to POB; less ROW.

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1		1.92											8	5.00	12.700.00	4,000.00	4,000.00	51.180

Total Market Land Value 51,180

JFCENTRAL Property Record Card

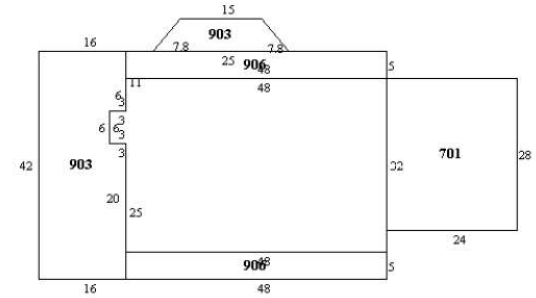
Parcel ID: 044-182-10-0-00-00-005.00-0

Quick Ref: R8515

Tax Year: 2026

Run Date: 6/1/2026 5:03:12 PM

DWELLING INFORMATION			COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY					
Res Type:	1-Single-Family Residence		Arch Style:	04-Conventional		Dwelling RCN:	636,292			
Quality:	4.00-GD		Bsmt Type:	4-Full - 4		Percent Good:	64			
Year Blt:	1990	Est:	Total Rooms:	8	Bedrooms:	5	Mkt Adj:	100	Eco Adj:	100
Eff Year:		Link:	Family Rooms:	1		Building Value:	407,230			
MS Style:	5-1 1/2 Story Finished		Full Baths:	3	Half Baths:		Other Improvement RCN:	8,610		
LBCSStruct:	1110-Detached SFR unit		Garage Cap:	2		Other Improvement Value:	690			
No. of Units:			Foundation:	Concrete - 2		CALCULATED VALUES				
Total Living Area:					Cost Land:					51,180
Calculated Area:	2,720				Cost Building:	407,920				
Main Floor Living Area:	1,554				Cost Total:	459,100				
Upper Floor Living Area Pct:	75				Income Value:	0				
CDU:	AV+				Market Value:	419,400				
CDU Reason:					MRA Value:	409,940				
Phys/Func/Econ:	AV / /				Weighted Estimate:	431,810				
Ovr Pct Gd/Rsn:					FINAL VALUES					
Remodel:									Value Method:	MRA
Percent Complete:					Land Value:	54,270				
Assessment Class:					Building Value:	382,240				
MU CIs/Pct:					Final Value:	436,510				
					Prior Value:	409,980				



BUILDING COMMENTS																SKETCH VECTORS					
DwellCom: A1-19 0672sf , A2-11 0240sf , A3-15 0018sf , A4-11 0240sf; DwellPhys: Has solar panels MES; DwellComp: OBY cond = A, OBY cond = A																A0CR48U32L48D6L3D6R3D20F; A1U4R48CU28X24; A2D5L16CR16U25L3U6R3U11L16D42F; A4U37R5CR25VL5U6L15VD6L5F; A3D5CU5X48; A5U32CU5X48					

OTHER BUILDING IMPROVEMENTS																						
No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		133-Prefabricated Storage Shec	D	1.33	1	2009			150		8	15 X 10	1.00	2	3					3,857	8	310
2		133-Prefabricated Storage Shec	D	1.67	1	2009			180		8	15 X 12	1.00	2	3					4,756	8	380

DWELLING COMPONENTS					DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year	Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100			801-Total Basement Area	1,536			
208-Composition Shingle		100			803-Partition Finish Area	1,152			
351-Warmed & Cooled Air		100			901-Open Slab Porch	120			1990
402-Automatic Floor Cover Allowance					903-Wood Deck	654			1990
601-Plumbing Fixtures	12				903-Wood Deck	120			
602-Plumbing Rough-ins	1				906-Wood Deck with Roof	240			
622-Raised Subfloor	2,720				906-Wood Deck with Roof	240			
644-Double 1-Story Fireplace	1								
701-Attached Garage	672								
736-Garage Finish, Attached	672								

JFCENTRAL Property Record Card

Parcel ID: 044-182-10-0-00-005.00-0

Quick Ref: R8515

Tax Year: 2026

Run Date: 6/1/2026 5:03:12 PM

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
NG	7.05	7653				0.00	CC80		122	98	690
NG	13.39	7658				0.00	CC80		122	98	1,310
TG	6.38	7653				0.00			166	166	1,060
TG	0.21	7658				0.00			166	166	30

COMMENTS
AgCom: 6/4/2020 jdH: Ag Field Check - No changes made.; OthPhys: 2 lean-to's connected to

IMPROVEMENT COST SUMMARY	
Other Improvement RCN:	25,523
Eco Adj:	100
Other Improvement Value:	23,480

AG LAND SUMMARY	
Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	20.44
Tame Grass Acres:	6.59
Total Ag Acres:	27.03
Total Ag Use Value:	3,090
Total Ag Mkt Value:	169,210

OTHER BUILDING IMPROVEMENTS																						
No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		124-Lean-to, Farm Utility	D	2.33	2	2023			288		8	24 X 12	1.00	3.5	4				A	5,098	50	5,100
2		470-Equipment (Shop) Building	D	2.33	1	2023			384		12	24 X 16	1.00	3.5	4				A	20,425	90	18,380

OTHER BUILDING IMPROVEMENT COMPONENTS							
No.	Code	Units	Pct	Size	Other	Rank	Year
1	2-Default Walls		100				
2	2-Default Walls		100				