

Real Estate Information



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Parcel Details for 016-092-04-0-00-00-002.00-0

Quick Reference #: R2884

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Owner Information		Property Address		
Owner's Name: TICE, DANIEL O & ANNE M Mailing: 1744 21st Rd	Address: 1744 21st Rd Waverly, KS 66871			
General Property Information		Deed Information		
Property Class: Farm Homesite - F Living Units: 1 Zoning: Neighborhood: 023 Rural Coffey County		Document Document Link		
Neighborhood / Tract Information				
Neighborhood: 023 Rural Coffey County Tract: Section: 04 Township: 20 Range: 16 Tract Description: S04 , T20 , R16 , ACRES 78.1 , S2 SW4 LESS ROW Acres: 78.10 Market Acres: 1.00				
Land Based Classification System				
Function: Farming / ranch operation (with improvements) Activity: Farming, plowing, tilling, harvesting, or related activities Ownership: Private-fee simple Site: Dev Site - crops, grazing etc - with structures				
Property Factors				
Topography: Level - 1; Rolling - 4 Utilities: Public Water - 3; Gas - 7; Lagoon - 12 Access: Semi Improved Road - 2 Fronting: Secondary Street - 3 Location: Neighborhood or Spot	Parking Type: Off Street - 1 Parking Quantity: Adequate - 2 Parking Proximity: On Site - 3 Parking Covered: Parking Uncovered:			
Appraised Values				
Tax Year	Property Class	Land	Building	Total
2025	Farm Homesite - F	4,800	421,960	

2025	Agricultural Use - A	9.960	8.420	18.380
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Market Land Information



Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Acre	1.00			00
Influence #1: Factor:		Influence #2: Factor:		Influence Override: Depth Factor:	

Residential Information



Building #: 1

: Sketch Vector Not Available

Dwelling Information

Component Sales Information

Residence Type: Single-Family Residence	Architectural Style: Conventional - 04
Quality: AV+	Basement Type: Full - 4
Year Built: 2004	Total Rooms: 9
Effective Year:	Bedrooms: 4
MS Style: 5	Family Rooms: 2
LBCS Structure: Detached SFR unit	Full Baths: 3
# of Units:	Half Baths: 1
Total Living Area:	Garage Capacity:
Calculated Area: 3,513	Foundation: Concrete - 2
Main Floor LA: 2,019	
Upper Floor LA %: 74.0	
CDU: GD	
Phys / Func / Econ: AV / N/A / N/A	
Ovr % Good / RCN: /	
Remodel:	
% Complete:	
Assessment Class:	
MU Class #1 / %: /	MU Class #2 / %: /
MU Class #3 / %: /	

Residential Components

Code / Description	Units	Percentage	Quality	Year
Raised Slab Porch with Roof	336			
Attached Garage	621			
Garage Finish, Attached	621			
Raised Slab Porch with Roof	312			
Frame, Siding, Vinyl		100		
Composition Shingle		100		
Total Basement Area	2,019			
Raised Subfloor	3,513			
Warmed & Cooled Air		100		
Plumbing Fixtures	14			
Plumbing Rough-ins	1			
Automatic Floor Cover Allowance				
Wood Deck	66		GD	2011
Wood Deck	176		GD	2011
Partition Finish Area	2,000			

Commercial Information [Information Not Available]



Other Building Improvement Information



MS	Year Effective	Dimensions	Phys	Ovr	Ovr	%
OccupClassRankQuantityBuilt Year LBCS Area Perim Hgt (L x W) Stories Cond Func Econ % Reason RCN Good Value						
Farm Utility Building	P AV 1 2007	2400 200 12 60 x 40	1 AV AV			36792 18 6620

Components

Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
918	Single -Metal on Wood Frame		100				
Residential Garage - Detached	D FR 1 2005	280 68 8	20 x 14	AV AV		11175 24	2680
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
Lean-to, Farm Utility	D AV 1 2007	560 11	40 x 14	AV AV		7509 24	1800
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
2			100				
Outbuildings	A AV 1 2013	10 8	1	AV AV		9072 15	1360
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
6602078		1					
Outbuildings	D AV 1 2013	10 8	1	AV AV		2093 16	330
Components							
Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
8015	Deck, Wood	77					

Agricultural Information**Agricultural Land**

Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	1,310
Acres:	13.90	Well Depth:		Govt. Prgm:		Market Value:	77,840
Soil Unit:	8729	Acres Feet:		Base Rate:	94		
		Acres Feet/Ac:		Adjust Rate:	94		
Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	130
Acres:	0.40	Well Depth:		Govt. Prgm:		Market Value:	2,240
Soil Unit:	8775	Acres Feet:		Base Rate:	323		
		Acres Feet/Ac:		Adjust Rate:	323		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	2,280
Acres:	12.30	Well Depth:		Govt. Prgm:		Market Value:	76,260
Soil Unit:	8151	Acres Feet:		Base Rate:	185		
		Acres Feet/Ac:		Adjust Rate:	185		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	470
Acres:	2.00	Well Depth:		Govt. Prgm:		Market Value:	12,400
Soil Unit:	8300	Acres Feet:		Base Rate:	236		
		Acres Feet/Ac:		Adjust Rate:	236		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	510
Acres:	4.60	Well Depth:		Govt. Prgm:		Market Value:	17,480
Soil Unit:	8729	Acres Feet:		Base Rate:	110		
		Acres Feet/Ac:		Adjust Rate:	110		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	1,860
Acres:	15.80	Well Depth:		Govt. Prgm:		Market Value:	60,040
Soil Unit:	8775	Acres Feet:		Base Rate:	118		
		Acres Feet/Ac:		Adjust Rate:	118		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	520
Acres:	3.90	Well Depth:		Govt. Prgm:		Market Value:	17,940
Soil Unit:	8911	Acres Feet:		Base Rate:	133		
		Acres Feet/Ac:		Adjust Rate:	133		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	1,200
Acres:	10.20	Well Depth:		Govt. Prgm:		Market Value:	38,760
Soil Unit:	8961	Acres Feet:		Base Rate:	118		
		Acres Feet/Ac:		Adjust Rate:	118		
Land Type:		Irrig. Type:		Adjust Code:		Use Value:	40

Tame Grass - TG	Well Depth:	Govt. Prgm:	Market Value: 1,800
Acres: 0.40	Acre Feet:	Base Rate: 112	
Soil Unit: 8729	Acre Feet/Ac:	Adjust Rate: 112	
Land Type:	Irrig. Type:	Adjust Code:	Use Value: 1,510
Tame Grass - TG	Well Depth:	Govt. Prgm:	Market Value: 56,250
Acres: 12.50	Acre Feet:	Base Rate: 121	
Soil Unit: 8775	Acre Feet/Ac:	Adjust Rate: 121	
Land Type:	Irrig. Type:	Adjust Code:	Use Value: 130
Tame Grass - TG	Well Depth:	Govt. Prgm:	Market Value: 4,950
Acres: 1.10	Acre Feet:	Base Rate: 121	
Soil Unit: 8961	Acre Feet/Ac:	Adjust Rate: 121	

Agricultural Land Summary

Dry Land - DR Acres:	14.30	Total Land Acres:	77.10
Native Grass - NG Acres:	48.80	Total Land Use Value:	9,960
Tame Grass - TG Acres:	14.00	Total Land Mkt Value:	

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