

GWCENTRAL Property Record Card

Parcel ID: 037-025-22-0-00-00-001.00-0

Quick Ref: R788

Tax Year: 2026

Run Date: 2/13/2026 10:06:35 AM

OWNER NAME AND MAILING ADDRESS

DIXON, LEE & CHARLA REVOCABLE TRU

PO BOX 356
MADISON, KS 66860

PROPERTY SITUS ADDRESS

2456 KS-58 HWY
Madison, KS 66860

LAND BASED CLASSIFICATION SYSTEM

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



Image Date: 07/28/2022

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units: 1
Zoning:
Neighborhood: 200 200
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 025-025

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Well - 5
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

MADISON TOWNSHIP, S22, T22, R12E, NE/4
LESS R/W

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/25/2022	9:55 AM	5	RE	CH		
08/25/2016	11:23 AM	5	New	DR		
07/01/2014	9:13 AM	5	New	JME		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst Type	COV
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BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
2016P80		Garage		C	

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
F	5.300	58.860	64.160
A	26.070	2.200	28.270
Total	31.370	61.060	92.430

PARCEL COMMENTS

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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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		1.00											1	1.00	5,300.00	1,800.00	1,800.00	5,300

Total Market Land Value 5,300

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1898 **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,593
Main Floor Living Area: 1,008
Upper Floor Living Area Pct: 58
CDU: AV-
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 1980 /
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 2-Crawl - 2
Total Rooms: 7 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

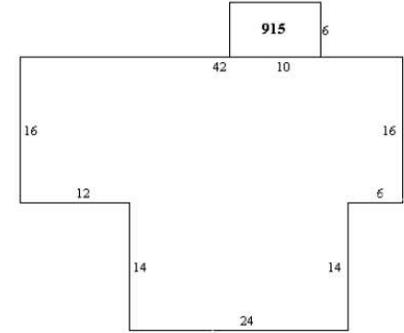
Dwelling RCN: 187,344
Percent Good: 14
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 26,230
Other Improvement RCN: 58,060
Other Improvement Value: 27,480

CALCULATED VALUES

Cost Land: 5,300
Cost Building: 53,710
Cost Total: 59,010
Income Value: 0
Market Value: 53,000
MRA Value: 58,210
Weighted Estimate: 58,450

FINAL VALUES

Value Method: COST
Land Value: 30,190
Building Value: 55,910
Final Value: 86,100
Prior Value: 92,430



BUILDING COMMENTS

RemDesc: 1980; **DwellCom:** A1-10 0256sf , A2-13 0060sf , A3-10 0160sf

SKETCH VECTORS

A0CU14L12U16R42D16L6D14L24; A1U30R11CU6X10

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		152-Residential Garage - Detach	P	2.00	1	1980		1000	432	86	8	27 X 16	1	3	3					16,878	14	2,360
2		152-Residential Garage - Detach	D	2.00	1	2016			1,200		8	40 X 30	1.00	3	3					41,184	61	25,120

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
313-Wall Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,593			
642-Single 2-Story Fireplace	1			
915-Enclosed Wood Deck, Solid Wall	60			

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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
DR	0.10	4020				0.00			264	264	30
DR	1.40	4051				0.00			103	103	140
DR	13.50	4052				0.00			176	176	2,380
DR	31.60	7170				0.00			323	323	10,210
DR	25.80	8679				0.00			213	213	5,500
NG	4.10	4051				0.00			193	193	790
NG	7.30	4052				0.00			193	193	1,410
NG	39.10	4590				0.00			54	54	2,110
NG	3.00	7170				0.00			193	193	580
NG	3.60	8679				0.00			94	94	340
NG	17.50	8775				0.00			74	74	1,300
TG	0.40	4590				0.00			54	54	20
TG	0.90	8679				0.00			94	94	80

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	32,172
Eco Adj:	100
Other Improvement Value:	2,200
AG LAND SUMMARY	
Dry Land Acres:	72.40
Irrigated Acres:	0.00
Native Grass Acres:	74.60
Tame Grass Acres:	1.30
Total Ag Acres:	148.30
Total Ag Use Value:	24,890
Total Ag Mkt Value:	352,130

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		479-Farm Utility Storage Shed	P	1.00	1	1930			432	60	8	24 X 18	1	1	2				A	3,624	13	470
2		102-Barn, General Purpose	D	1.00	1	1925			768	112	16	32 X 24	1	1	2				A	20,368	5	1,020
3		124-Lean-to, Farm Utility	D	1.00	1	1950			416	42	10	26 X 16	1	1	2				A	3,437	7	240
4		477-Farm Utility Building	P	1.00	1	1925			504	66	8	24 X 21	1	1	2				A	4,743	10	470

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
2	918-Single -Metal on Wood Frame		100				
3	918-Single -Metal on Wood Frame		100				
4	918-Single -Metal on Wood Frame		100				

