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The Parcel Number for this Property is 057-203-07-0-20-22-008.00-0
Quick Ref ID: 8857

Owner Information

Owner Name	SHIPMAN, MARY & ORRIS
Address	255 W 8TH FLORENCE, KS 66851

Property Situs Address

Address	315 MAIN, Florence, KS 66851
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Land Based Classification System

Function	Downtown row store
Activity	Goods-oriented shopping
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Commercial & Industrial - C
Living Units	
Zoning	
Neighborhood	633.0
Tax Unit Group	003

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1
Fronting	Major Strip or CBD - 1
Location	Central Business District - 1
Parking Type	On Street - 2
Parking Quantity	Adequate - 2
Parking Proximity	Adjacent - 2
Parking Covered	
Parking Uncovered	

2024 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	3,210	13,040	16,250
Total	3,210	13,040	16,250

2023 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	2,460	12,310	14,770
Total	2,460	12,310	14,770

Tract Description

MAIN STREET (FLORENCE), ACRES 0.43, LOTS 305-315 ODDS MAIN STREET CITY OF FLORENCE Plat Book/Page 1 /7 Lot Width: 050.0 Lot Depth: 125.0 Deed Book/Page 357 /865 381 /920 395 /617A 414 /72

Building Permit Information

Permit Number	Amount	Issue Date	Description
D2018		8/30/2017	Remodel

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
493	452	493	354	487	694	477	43

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	18750										3,210

General Commercial Building Information

General Building Information	
LBCS Structure Code	Downtown row store
Bldg No.	1
Building Name	FUZZY'S PLACE
Identical units	1
No. of Units	1
Unit Type	
MS Mult	
MS Zip	

Apartment Data								
	1	2	3	4	5	6	7	8
Units								
BR Type								
Baths								

Commercial Building Sections & Basements																					
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR%	Rsn	Inc Use	Net Area	Cls	RCN	%Gd	Value
1	Bar/Tavern	C	1.67	1900		01/01		2,125	220	14	1.5	1				035			377,506	3	11,330
2	Storage Warehouse	C	1.67	1900		01/01		500	65	14	1	1				035			40,665	3	1,220

Commercial Building Section Components							
Sec	Code	Units	Pct	Size	Other	Rank	Year
1	Complete HVAC		100				
1	Brick, Solid		100				
2	Brick, Solid		100				

Other Building Improvements																					
Id	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
22	Site Improvements	W	2.00	1	2000			10		8	30 X 15	1	2	2					3,308	20	660
23	Site Improvements	S	2.00	1	2000			10		8	194 X 6	1	1	1					6,264	4	250
74	Site Improvements	W	2.00	1	2000			10		8	28 X 15	1	2	2					3,087	20	620

Other Building Improvement Components							
Id	Code	Units	Pct	Size	Other	Rank	Year
22	Paving, Concrete w/Base	450					
23		194					
74	Paving, Concrete w/Base	420					

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