

# PARCEL S168

# 3URSHUW' HMDQ

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Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

# 3URSHUW' HFUSMRQ

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\$ WHWP HQW	

**OWNER NAME AND MAILING ADDRESS**

ST OF KS FOR THE BENEFIT OF THE

1845 FAIRMOUNT

WICHITA, KS 67260-0047

**PROPERTY SITUS ADDRESS**

**LAND BASED CLASSIFICATION SYSTEM**

Function: 2650 Parking Lot (un Sfx:  
 Activity: 5210 Vehicular parking, storage, et  
 Ownership: 4200 State government  
 Site: 5000 Developed site - nonbuilding :

**GENERAL PROPERTY INFORMATION**

Prop Class: E Exempt - E  
 Property Type:  
 Living Units:  
 Zoning: LC

Neighborhood: 867.7 867.7  
 Economic Adj. Factor:  
 Map / Routing: / 121110320200100D

Tax Unit Group: 6702-6702 001 WICHITA U-259

**TRACT DESCRIPTION**

LOTS 6-8 FAIRMOUNT AVE.  
 FAIRMOUNT ADD.



Image Date: 09/14/2020

**PROPERTY FACTORS**

Topography: Level - 1  
 Utilities: All Public - 1  
 Access: Paved Road - 1, Sidewalk - 6  
 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:

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
06/07/2016	9:08 AM	11	RE	488		
11/09/2011	3:15 PM	11	RE	247		
04/05/2005	10:00 AM	0		433		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**2020 APPRAISED VALUE**

Cls	Land	Building	Total
E	7,700	7,200	14,900
<b>Total</b>	<b>7,700</b>	<b>7,200</b>	<b>14,900</b>

**2019 APPRAISED VALUE**

Cls	Land	Building	Total
E	7,700	7,040	14,740
<b>Total</b>	<b>7,700</b>	<b>7,040</b>	<b>14,740</b>

**MARKET LAND INFORMATION**

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	7,727											36	30,000.00	1.00	1.00	1.00	1.00	7,700

Total Market Land Value 7,700



Parcel ID: 087-121-11-0-32-02-001.00-E

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62208

Tax Year: 2020 Run Date: 2/26/2021 3:12:00 PM

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Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:12:21 PM

Parcel ID: 087-121-11-0-32-02-001.00-E

Quick Ref ID: R62208

Calc Date: 02/07/2020

Owner:

Date

Amount

Type

Source

Validity

LBCS Function: 2650 - Parking Lot (uncovered)  
Nbhd: 867.7  
Primary Situs:

Sale 1  
Sale 2  
Sale 3

PARCEL OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements Num Stories: 1 Physical Cond: AV  
LBCS Struct: Area: 10 Functional: AV  
Quantity: 1 Perimeter Economic:  
M&S Class: C Wall Height:  
Rank/Quality: AV Length: Assmt Class:  
Yr Blt / Eff Yr Blt: 1982/ Width: M&S Zip / Multi: /

Marshall & Swift Information:		Wall Hgt Factor:	0.00	No. of Stories Adj:	0
		Local Multiplier:	0	Perimeter Adj:	0
		Units	Cost	Total	
8350 - Paving, Asphalt with Base		7,000	3.43		24,010
631 - Basic Structure Cost		10	2,401.00		24,010
Total Replacement Cost New					24,010

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	24,010
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	7,200
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	7,200
	Identical Units:	1
	Total Adjusted RCNLD:	7,200

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	E	7,727 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$7,700
Total:								\$7,700

MARKET LAND TOTAL	\$7,700
PARCEL OTHER IMPROVEMENTS TOTAL	\$7,200
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$14,900