

PARCEL S169

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

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 10-12 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

INSPECTION HISTORY

Date	Contact	Code
06/07/2016 9:07 AM 11	RE	488
11/09/2011 3:16 PM 11	RE	247
04/05/2005 10:00 AM 0		433

BUILDING PERMITS

Number

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	7,500	6,690	14,190

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	7,500	6,530	14,030

MARKET LAND INFORMATION

Size	D-Fact	Model
Sqft 1-Primary Site - 1 7,534		36 30,000.00 1.00 1.00 1.00 7,500

Total Market Land Value 7,500



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62209



Tax Year: 2020

Run Date: 2/26/2021 3:10:25 PM

SEDGWICK COUNTY COST VALUATION REPORT

Quick Ref ID: R62209

Calc Date: 02/07/2020

Owner:		Date	Amount	Type	Source	Validity
		Sale 1				
LBCS Function: 2650 - Parking Lot (uncovered)		Sale 2				
Nbhd: 867.7		Sale 3				
Primary Situs:						

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:	Assmt Class:
Rank/Quality: AV	Length:	M&S Zip / Multi: /
Yr Blt / Eff Yr Blt: 1982/	Width:	

Marshall & Swift Information:	Wall Hgt Factor: 0.00	No. of Stories Adj: 0
	Local Multiplier: 0	Perimeter Adj: 0
	<u>Units</u>	<u>Cost</u>
		<u>Total</u>
8350 - Paving, Asphalt with Base	6,500	3.43
631 - Basic Structure Cost	10	2,229.50
Total Replacement Cost New		22,300

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	22,300
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	6,690
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	6,690
	Identical Units:	1
	Total Adjusted RCNLD:	6,690

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	<u>Class</u>	<u>Value</u>
		Total: \$0

LAND VALUES

Market Land Value:	<u>Class</u>	<u>Size</u>	<u>Base Size / Rate</u>	<u>Incr / Decr</u>	<u>Infl Factors</u>	<u>OVRD</u>	<u>Unit Price</u>	<u>Value</u>
Primary Site - 1	E	7,534 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$7,500
							Total:	\$7,500

MARKET LAND TOTAL	\$7,500
PARCEL OTHER IMPROVEMENTS TOTAL	\$6,690
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$14,190