

PARCEL S184



Parcel ID: 087-121-11-0-32-03-001.00-D

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62227



Tax Year: 2020 Run Date: 2/26/2021 1:24:17 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS
1845 N 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: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 121110320300100A
School District: 0602 USD 259
Legacy ID: 00140787
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 1-3 FAIRMOUNT AVE.
FAIRMOUNT ADD. EXEMPT 6422-0

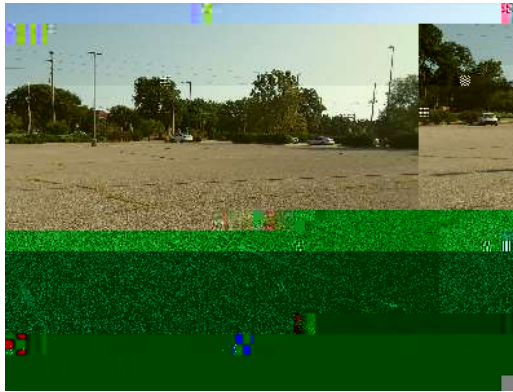


Image Date: 09/14/2020

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: On and Off Street - 3
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	9:31 AM	11	RE	488		
11/22/2011	3:01 PM	11	RE	247		
04/05/2005	10:15 AM	0		433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2020 APPRAISED VALUE

Cls	Land	Building	Total
E	9,600	6,170	15,770
Total	9,600	6,170	15,770

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	9,600	6,030	15,630
Total	9,600	6,030	15,630

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	9,597											36	30,000.00	1.00	1.00	1.00	1.00	9,600

Total Market Land Value 9,600



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Owner:		Date	Amount	Type	Source	Validity
LBCS Function:	2650 - Parking Lot (uncovered)	Sale 1				
Nbhd:	867.7	Sale 2				
Primary Situs:		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:		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	6,000	3.43		20,580
631 - Basic Structure Cost	10	2,058.00		20,580
Total Replacement Cost New				20,580

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	20,580
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	6,170
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	6,170
	Identical Units:	1
	Total Adjusted RCNLD:	6,170

MISCELLANEOUS SITE OVERRIDE VALUE

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

Market LanS0 Tt8il :	<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>
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