

Property Details

LOTS 31-33-35-37 WELLESLEY AVE. FAIRMOUNT ADD. EXEMPT 6422-0

PIN: 00140915

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](#).

Property Description

Legal Description	LOTS 31-33-35-37 WELLESLEY AVE. FAIRMOUNT ADD. EXEMPT 6422-0
Owner	STATE OF KANSAS
Mailing Address	1845 FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 04696
PIN	00140915
AIN	121110320100100A
Tax Unit	6702 001 WICHITA U-259
Land Use	1220 Congregate living facility
Market Land Square Feet	15,139
2020 Total Acres	.35
2020 Appraisal	\$32,700
2020 Assessment	\$0



Parcel ID: 087-121-11-0-32-01-001.00-A

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62193



Tax Year: 2020 Run Date: 2/26/2021 3:23:20 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS
1845 FAIRMOUNT
WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 1220 Congregate livir Sfx:
Activity: 1100 Household activities
Ownership: 4200 State government
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Property Type: CA-Commercial Apartments
Living Units:
Zoning: B
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 121110320100100B
School District: 0602 USD 259
Legacy ID: 00140915
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 31-33-35-37 WELLESLEY AVE.
FAIRMOUNT ADD. EXEMPT 6422-0



121110320100100A 08/28/2020

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
05/25/2016	3:00 PM	6	RE	485		
12/01/2011	10:13 AM	11	RE	247		
04/01/2005	9:25 AM	6		433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	15.100	17.600	32.700
Total	15.100	17.600	32.700

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	15,100	17,190	32,290
Total	15,100	17,190	32,290

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	15,139											36	30,000.00	1.00	1.00	1.00	1.00	15,100

Total Market Land Value 15,100



Parcel ID: 087-121-11-0-32-01-001.00-A

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62193



Tax Year: 2020 Run Date: 2/26/2021 3:23:20 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	58,650
Eco Adj:	100
Other Improvement Value:	17,600

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	0.00
Total Ag Use Value:	0
Total Ag Mkt Value:	0

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1971			10		8		1	3	3						58,650	30	17,600

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	17,100					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:23:42 PM

Parcel ID: 087-121-11-0-32-01-001.00-A

Quick Ref ID: R62193

Calc Date: 02/07/2020

Owner:

Date

Amount Type

Source Validity

LBCS Function: 1220 - Congregate living facility
Nbhd: 867.7
Primary Situs:

Sale 1
Sale 2
Sale 3

PARCEL OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements
LBCS Struct:
Quantity: 1
M&S Class: C
Rank/Quality: AV
Yr Blt / Eff Yr Blt: 1971/

Num Stories: 1
Area: 10
Perimeter
Wall Height:
Length:
Width:

Physical Cond: AV
Functional: AV
Economic:
Assmt Class:
M&S Zip / Multi: /

Marshall & Swift Information:

Wall Hgt Factor: 0.00
Local Multiplier: 0
No. of Stories Adj: 0
Perimeter Adj: 0

	Units	Cost	Total
8350 - Paving, Asphalt with Base	17,100	3.43	58,653
631 - Basic Structure Cost	10	5,865.30	58,653
Total Replacement Cost New			58,650

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	58,650
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	17,600
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	17,600
Identical Units:	1
Total Adjusted RCNLD:	17,600

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	15,139 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$15,100
							Total:	\$15,100

MARKET LAND TOTAL

\$15,100

PARCEL OTHER IMPROVEMENTS TOTAL

\$17,600

MISCELLANEOUS SITE IMPROVEMENTS

\$0

TOTAL PARCEL COST VALUE

\$32,700