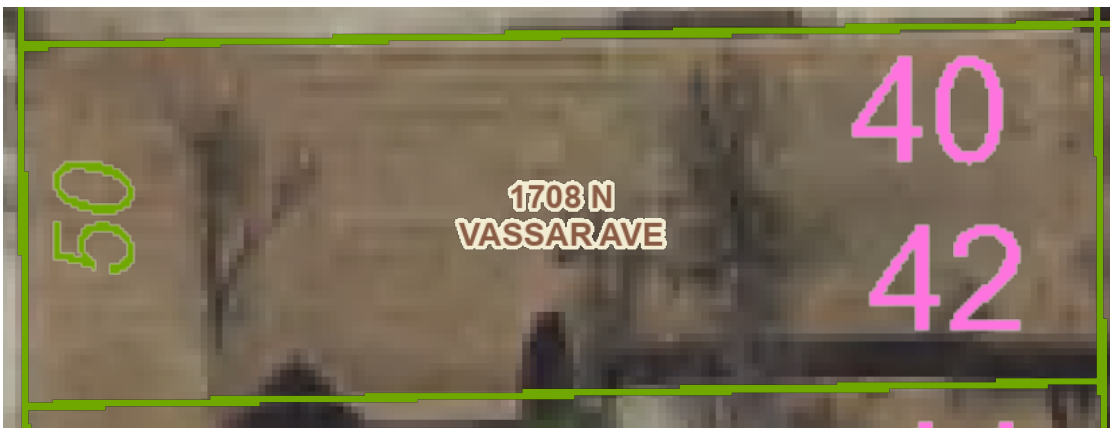
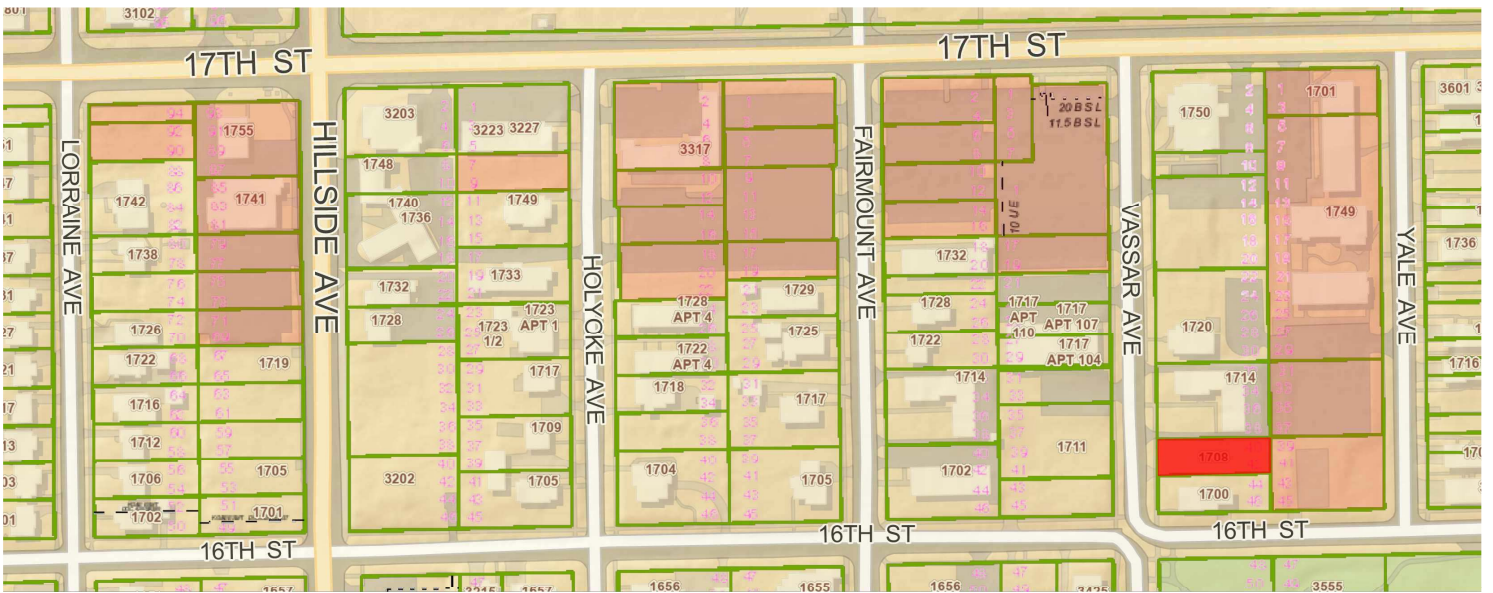


# PARCEL S156



# Property Details

**1708 N VASSAR AVE WICHITA**

**PIN: 00140907**

*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

<b>Legal Description</b>	LOTS 40-42 VASSAR AVE FAIRMOUNT ADD
<b>Owner</b>	KS BD OF REGENTS/ST OF KS
<b>Mailing Address</b>	1000 SW JACKSON ST TOPEKA KS 66612-1368
<b>Geo Code</b>	C 046890001
<b>PIN</b>	00140907
<b>AIN</b>	121110320100600
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	9910 Residential highest and best use
<b>Market Land Square Feet</b>	7,520
<b>2020 Total Acres</b>	.17
<b>2020 Appraisal</b>	\$6,800
<b>2020 Assessment</b>	\$0



Parcel ID: 087-121-11-0-32-01-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62201



Tax Year: 2020 Run Date: 2/26/2021 3:19:25 PM

OWNER NAME AND MAILING ADDRESS

KS BD OF REGENTS/ST OF KS

1000 SW JACKSON ST

TOPEKA, KS 66612-1368

PROPERTY SITUS ADDRESS

1708 N VASSAR AVE

WICHITA, KS 67208

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high Sfx:
Activity: 1000 Residential activities
Ownership: 1100 Private-fee simple
Site: 4000 Developed site - no buildings

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Property Type: R-Residential
Living Units:
Zoning: B
Multi-Zoning: N Non-Conforming: N
Neighborhood: 392.0 392.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00140907
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 40-42 VASSAR AVE
FAIRMOUNT ADD



121110320100600 02/09/2005

Image Date: 02/09/2005

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

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows show inspection dates from 09/11/2018 to 06/03/2014.

BUILDING PERMITS

Table with columns: Number, Amount, Type, Issue Date, Status, % Comp. Row shows WR007 for Dwelling Demolition.

2020 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls E, Land 6,800, Building 0, Total 6,800.

2019 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls E, Land 6,800, Building 0, Total 6,800.

MARKET LAND INFORMATION

Table with columns: 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.

Total Market Land Value 6,800



Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:19:43 PM

Parcel ID: 087-121-11-0-32-01-006.00-

Quick Ref ID: R62201

Calc Date: 01/16/2020

Owner:

Sale 1  
Sale 2  
Sale 3

Date

Amount

Type

Source

Validity

LBCS Function: 9910 - Residential highest and best use  
Nbhd: 392.0  
Primary Situs: 1708 N VASSAR AVE  
WICHITA, KS 67208

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	7,520 SF	7,000 / \$1.20	0.25 / 0.25	80(1)		\$0.90	\$6,800
							Total:	\$6,800

MARKET LAND TOTAL \$6,800

MISCELLANEOUS SITE IMPROVEMENTS \$0

TOTAL PARCEL COST VALUE \$6,800