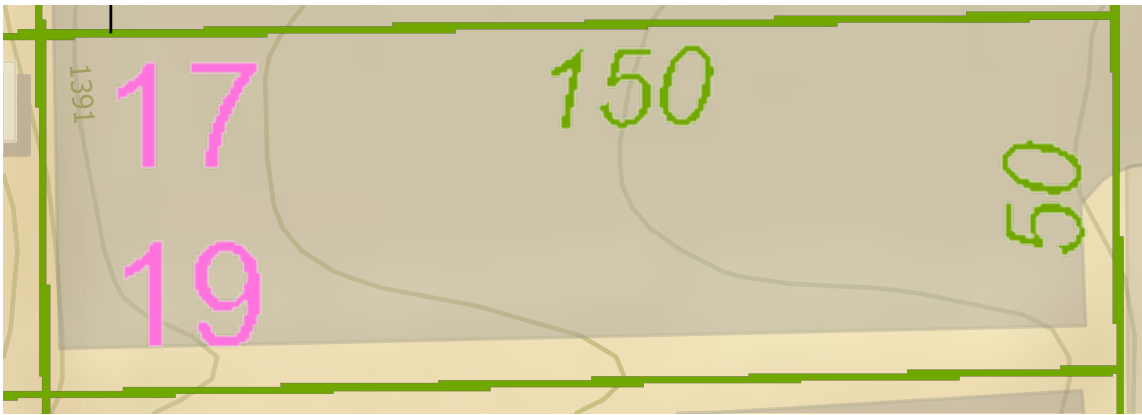
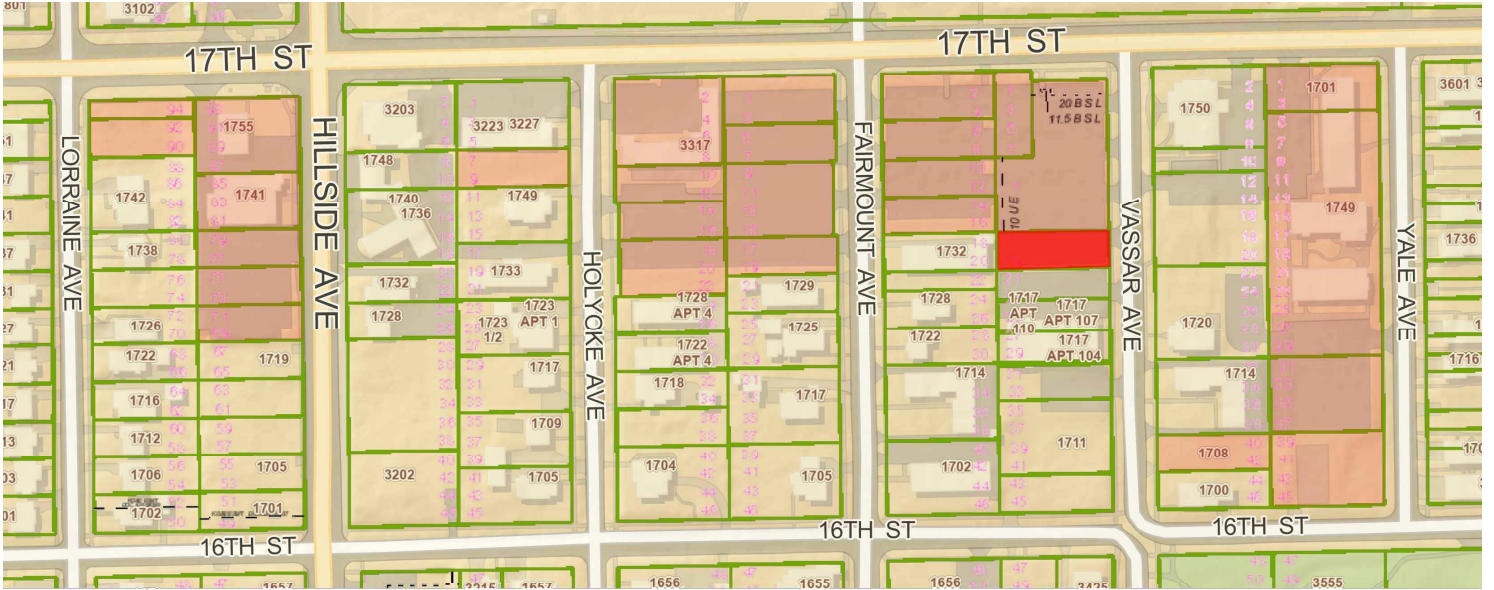


# PARCEL S164



# Property Details

**LOTS 17-19 VASSAR AVE. FAIRMOUNT ADD.**

**PIN: 00140863**

*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 17-19 VASSAR AVE. FAIRMOUNT ADD.
<b>Owner</b>	ST OF KS FOR THE BENEFIT OF THE
<b>Mailing Address</b>	1845 FAIRMOUNT WICHITA KS 67260-0047
<b>Geo Code</b>	C 04654
<b>PIN</b>	00140863
<b>AIN</b>	121110320200100A
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	2650 Parking lot (uncovered)
<b>Market Land Square Feet</b>	7,512
<b>2020 Total Acres</b>	.17
<b>2020 Appraisal</b>	\$14,700
<b>2020 Assessment</b>	\$0



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62204



Tax Year: 2020 Run Date: 2/26/2021 3:17:39 PM

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: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 121110320200100D
School District: 0602 USD 259
Legacy ID: 00140863
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 17-19 VASSAR AVE.
FAIRMOUNT ADD.



121110320200100A 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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Table with 7 columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Contains inspection records from 2005 to 2016.

BUILDING PERMITS

Table with 6 columns: Number, Amount, Type, Issue Date, Status, % Comp.

2020 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Shows 2020 appraised values.

2019 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Shows 2019 appraised values.

MARKET LAND INFORMATION

Table with 20 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 7,500



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62204



Tax Year: 2020 Run Date: 2/26/2021 3:17:39 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	24,010
Eco Adj:	100
Other Improvement Value:	7,200

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	1982			10		8		1	3	3						24,010	30	7,200

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	7,000					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:17:56 PM

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

Quick Ref ID: R62204

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	7,512 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	\$7,200
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$14,700