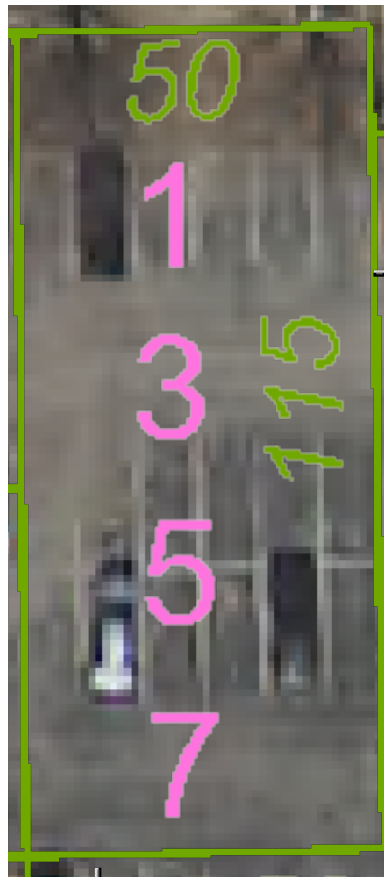
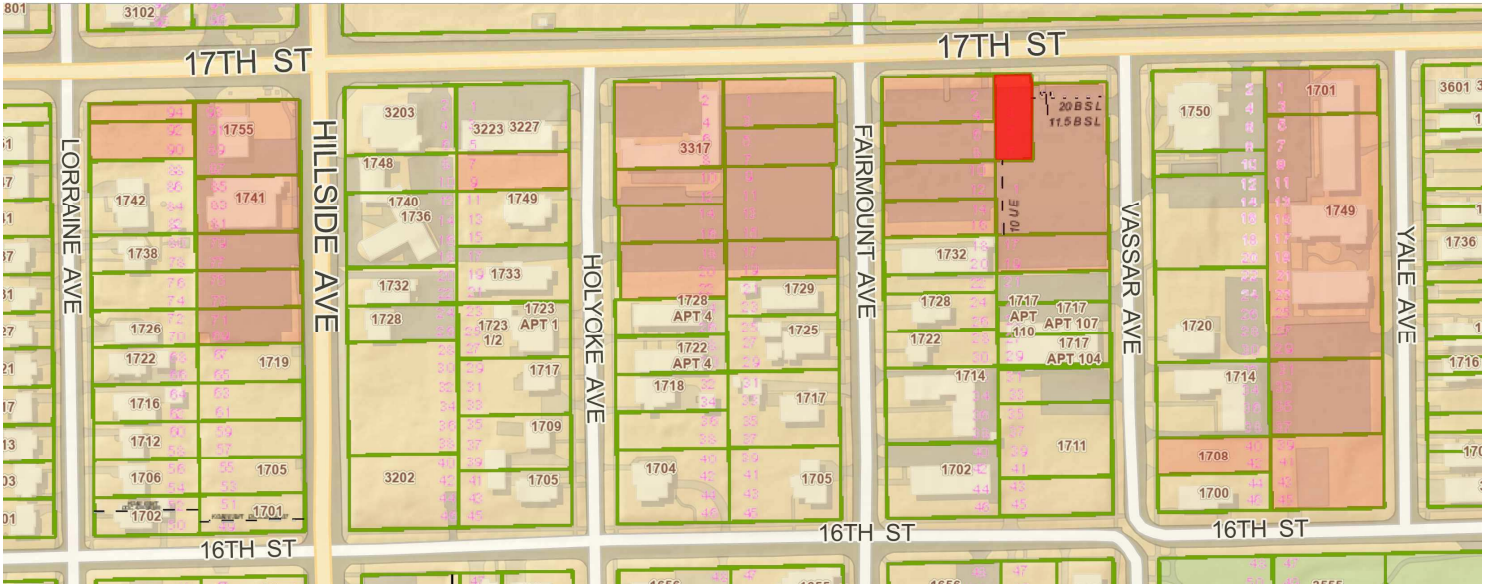


PARCEL S166



Property Details

W 50 FT LOTS 1-3-5-7 VASSAR AVE. FAIRMOUNT ADD.

PIN: 00140861

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	W 50 FT LOTS 1-3-5-7 VASSAR AVE. FAIRMOUNT ADD.
Owner	ST OF KS FOR THE BENEFIT OF THE
Mailing Address	1845 FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 046510002
PIN	00140861
AIN	121110320200100C
Tax Unit	6702 001 WICHITA U-259
Land Use	2650 Parking lot (uncovered)
Market Land Square Feet	5,733
2020 Total Acres	.13
2020 Appraisal	\$10,850
2020 Assessment	\$0



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62206



Tax Year: 2020 Run Date: 2/26/2021 3:15:00 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: 4110 City
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: 00140861
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

W 50 FT LOTS 1-3-5-7 VASSAR AVE.
FAIRMOUNT ADD.



121110320200100C 03/28/2020

Image Date: 09/14/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Street - 3
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 include inspection dates from 04/05/2005 to 06/07/2016.

BUILDING PERMITS

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

2020 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values for 2020 appraisal.

2019 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values for 2019 appraisal.

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 5,700



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62206



Tax Year: 2020 Run Date: 2/26/2021 3:15:00 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	17,150
Eco Adj:	100
Other Improvement Value:	5,150

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						17,150	30	5,150

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	5,000					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:15:21 PM

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

Quick Ref ID: R62206

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	5,000	3.43	17,150
631 - Basic Structure Cost	10	1,715.00	17,150
Total Replacement Cost New			17,150

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 17,150
OvrD Pct Good:
Overall % Good(5) 30
Unadjusted RCNLD: 5,150
Market Adj Factor: 100
Economic Adj Factor: 100
Adjusted RCNLD: 5,150
Identical Units: 1
Total Adjusted RCNLD: 5,150

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	5,733 SF	30,000 / \$1.00	1.00 / 1.00			\$0.99	\$5,700
							Total:	\$5,700

MARKET LAND TOTAL

\$5,700

PARCEL OTHER IMPROVEMENTS TOTAL

\$5,150

MISCELLANEOUS SITE IMPROVEMENTS

\$0

TOTAL PARCEL COST VALUE

\$10,850