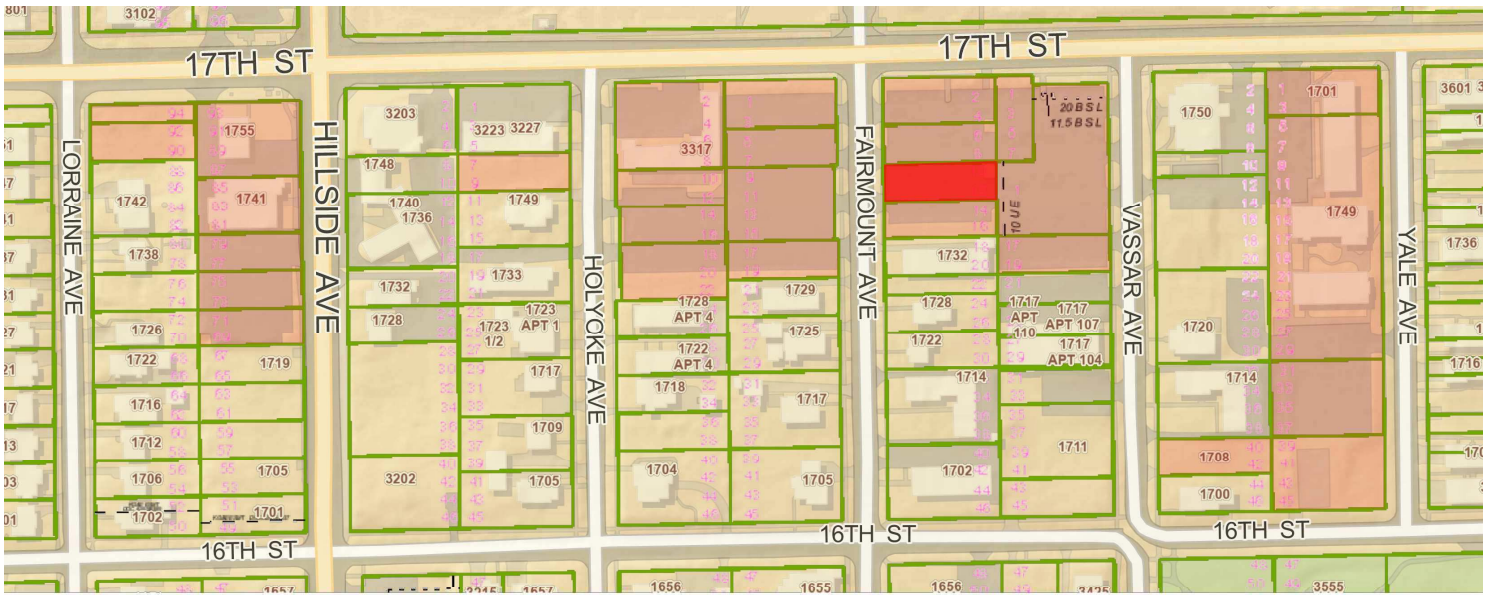


# PARCEL S169



# Property Details

**LOTS 10-12 FAIRMOUNT AVE. FAIRMOUNT ADD.**

**PIN: 00140825**

*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 10-12 FAIRMOUNT 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 04626
<b>PIN</b>	00140825
<b>AIN</b>	121110320200100F
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	2650 Parking lot (uncovered)
<b>Market Land Square Feet</b>	7,534
<b>2020 Total Acres</b>	.17
<b>2020 Appraisal</b>	\$14,190
<b>2020 Assessment</b>	\$0



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62209



Tax Year: 2020 Run Date: 2/26/2021 3:10:25 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: 00140825
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 10-12 FAIRMOUNT AVE.
FAIRMOUNT ADD.



121110320200100F 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 columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 06/07/2016 to 04/05/2005.

BUILDING PERMITS

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

2020 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls E, Land 7,500, Building 6,690, Total 14,190.

2019 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls E, Land 7,500, Building 6,530, Total 14,030.

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 7,500



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62209



Tax Year: 2020 Run Date: 2/26/2021 3:10:25 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	22,300
Eco Adj:	100
Other Improvement Value:	6,690

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						22,300	30	6,690

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	6,500					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:10:47 PM

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

Quick Ref ID: R62209

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	6,500	3.43	22,295
631 - Basic Structure Cost	10	2,229.50	22,295
<b>Total Replacement Cost New</b>			<b>22,300</b>

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 22,300  
OvrD Pct Good:  
Overall % Good(5) 30  
Unadjusted RCNLD: 6,690  
Market Adj Factor: 100  
Economic Adj Factor: 100  
Adjusted RCNLD: 6,690  
Identical Units: 1  
Total Adjusted RCNLD: 6,690

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	7,534 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

\$6,690

MISCELLANEOUS SITE IMPROVEMENTS

\$0

TOTAL PARCEL COST VALUE

\$14,190