



# Property Details

**LOTS 9-11-13-15 EXC E 5 FT FOR ST FAIRMOUNT AVE. FAIRMOUNT ADDITION EXEMPT 3684-84-TX**

**PIN: 00140789**

*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 9-11-13-15 EXC E 5 FT FOR ST FAIRMOUNT AVE. FAIRMOUNT ADDITION EXEMPT 3684-84-TX
<b>Owner</b>	STATE OF KANSAS
<b>Mailing Address</b>	1845 FAIRMOUNT WICHITA KS 67260-0047
<b>Geo Code</b>	C 04596
<b>PIN</b>	00140789
<b>AIN</b>	121110320300100B
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	2650 Parking lot (uncovered)
<b>Market Land Square Feet</b>	14,454
<b>2020 Total Acres</b>	.33
<b>2020 Appraisal</b>	\$28,910
<b>2020 Assessment</b>	\$0



Parcel ID: 087-121-11-0-32-03-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62225



Tax Year: 2020 Run Date: 2/26/2021 2:53:06 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS  
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: / 121110320300100A  
School District: 0602 USD 259  
Legacy ID: 00140789  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 9-11-13-15 EXC E 5 FT FOR ST  
FAIRMOUNT AVE. FAIRMOUNT  
ADDITION EXEMPT 3684-84-TX



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
06/07/2016	9:33 AM	11	RE	488		
11/29/2011	7:47 AM	11	RE	247		
11/22/2011	2:59 PM	11	RE	247		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2020 APPRAISED VALUE

Cls	Land	Building	Total
E	14,500	14,410	28,910
<b>Total</b>	<b>14,500</b>	<b>14,410</b>	<b>28,910</b>

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	14,500	14,070	28,570
<b>Total</b>	<b>14,500</b>	<b>14,070</b>	<b>28,570</b>

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	14,454											36	30,000.00	1.00	1.00	1.00	1.00	14,500

Total Market Land Value 14,500



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COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	48,020
Eco Adj:	100
Other Improvement Value:	14,410

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						48,020	30	14,410

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	14,000					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 2:54:09 PM

Parcel ID: 087-121-11-0-32-03-001.00-B

Quick Ref ID: R62225

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	14,000	3.43	48,020
631 - Basic Structure Cost	10	4,802.00	48,020
<b>Total Replacement Cost New</b>			<b>48,020</b>

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 48,020  
OvrD Pct Good:  
Overall % Good(5) 30  
Unadjusted RCNLD: 14,410  
Market Adj Factor: 100  
Economic Adj Factor: 100  
Adjusted RCNLD: 14,410  
Identical Units: 1  
Total Adjusted RCNLD: 14,410

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	14,454 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$14,500
							Total:	\$14,500

MARKET LAND TOTAL

\$14,500

PARCEL OTHER IMPROVEMENTS TOTAL

\$14,410

MISCELLANEOUS SITE IMPROVEMENTS

\$0

TOTAL PARCEL COST VALUE

\$28,910