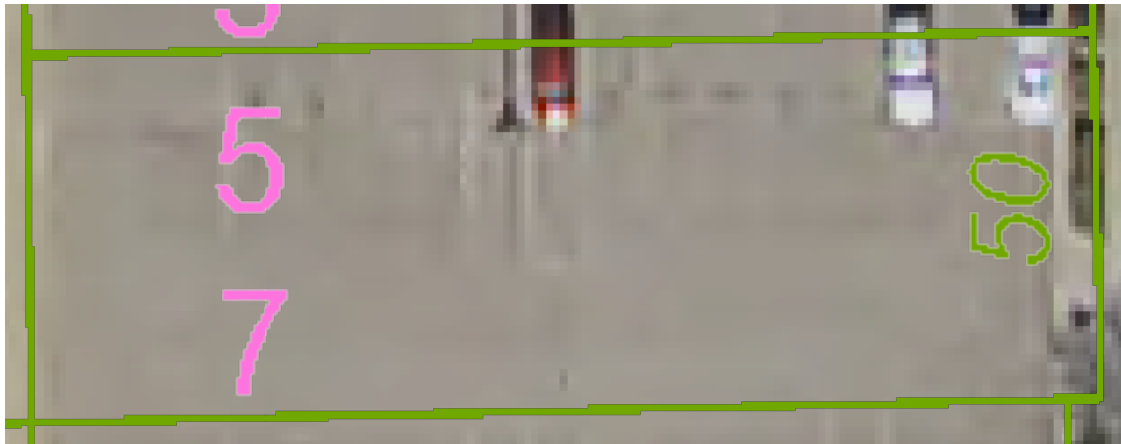
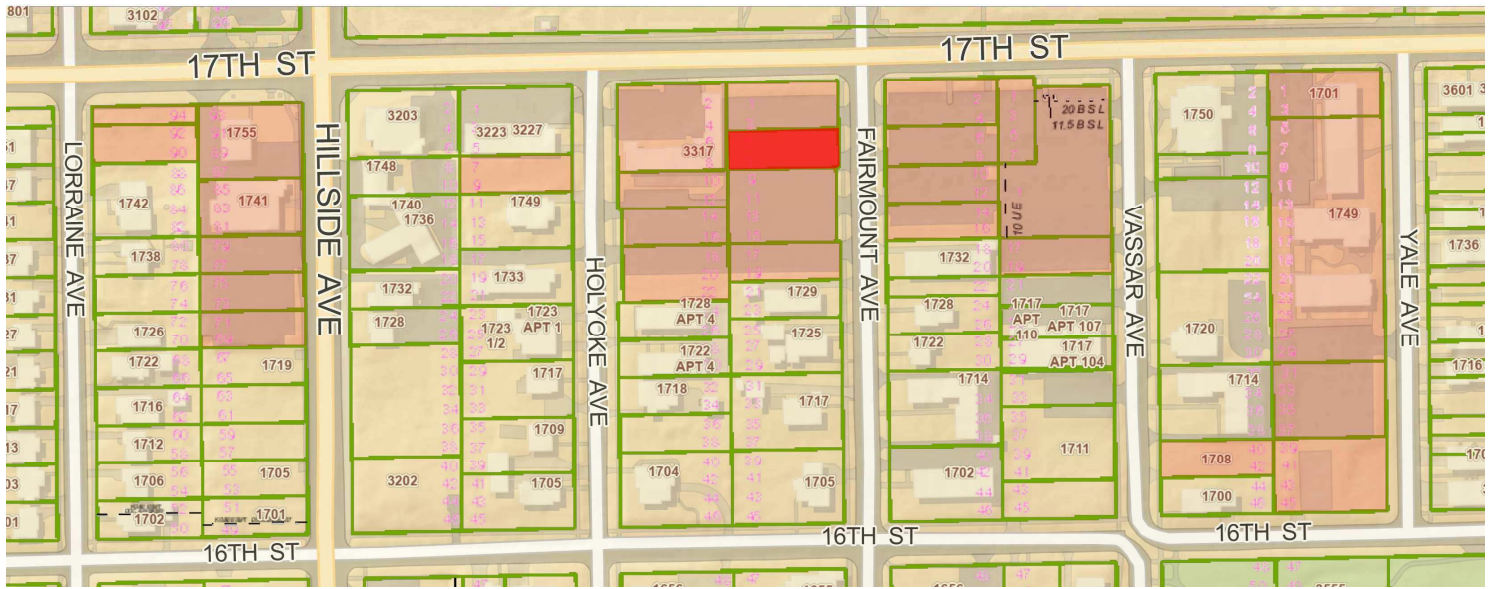


PARCEL S183



Property Details

LOTS 5-7 FAIRMOUNT AVE. FAIRMOUNT ADDITION EXEMPT 3684-84-TX

PIN: 00140788

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	LOTS 5-7 FAIRMOUNT AVE. FAIRMOUNT ADDITION EXEMPT 3684-84-TX
Owner	STATE OF KANSAS
Mailing Address	1845 N FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 04595
PIN	00140788
AIN	121110320300100C
Tax Unit	6702 001 WICHITA U-259
Land Use	2650 Parking lot (uncovered)
Market Land Square Feet	7,658
2020 Total Acres	.18
2020 Appraisal	\$14,900
2020 Assessment	\$0



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62226



Tax Year: 2020 Run Date: 2/26/2021 2:48:20 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS
1845 N 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: 00140788
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 5-7 FAIRMOUNT AVE.
FAIRMOUNT ADDITION EXEMPT 3684-
84-TX



121110320300100C 03/28/2020

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: 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	9:32 AM	11	RE	488		
11/29/2011	7:48 AM	11	RE	247		
11/22/2011	3:00 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	7.700	7.200	14.900
Total	7.700	7.200	14.900

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	7,700	7,040	14,740
Total	7,700	7,040	14,740

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	7,658											36	30,000.00	1.00	1.00	1.00	1.01	7,700

Total Market Land Value 7,700



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62226



Tax Year: 2020 Run Date: 2/26/2021 2:48:20 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 2:50:40 PM

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

Quick Ref ID: R62226

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	7,658 SF	30,000 / \$1.00	1.00 / 1.00			\$1.01	\$7,700
							Total:	\$7,700

MARKET LAND TOTAL	\$7,700
PARCEL OTHER IMPROVEMENTS TOTAL	\$7,200
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$14,900