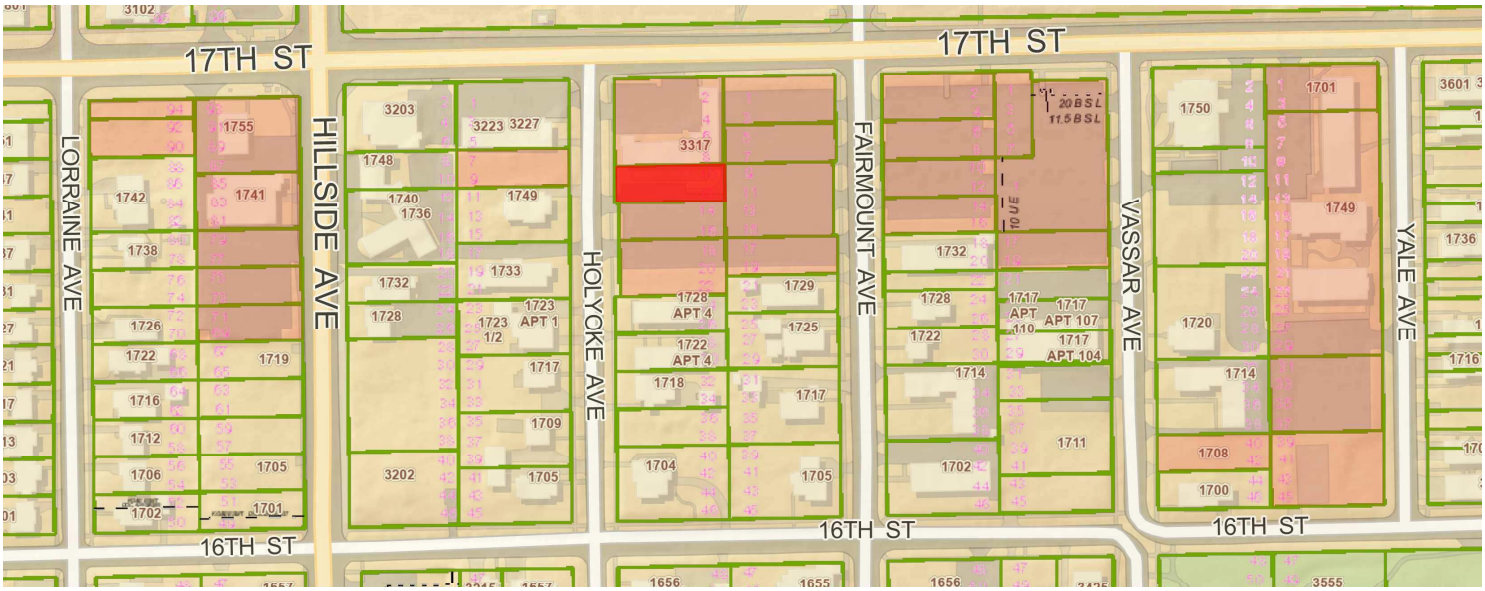
PARCEL S186


17TH ST
17TH ST
LORRAINE AVE
HILLSIDE AVE
HOLYOKE AVE
FAIRMOUNT AVE
VASSAR AVE
YALE AVE
16TH ST
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1717 APT 107
1717 APT 104
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Property Details

LOTS 10-12 HOLYOKE AVE. FAIRMOUNT ADD. EXEMPT 3684-84-TX **PIN: 00140750**

> *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 10-12 HOLYOKE AVE. FAIRMOUNT ADD. EXEMPT 3684-84-TX
Owner	STATE OF KANSAS
Mailing Address	1845 N FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 04565
PIN	00140750
AIN	121110320300100F
Tax Unit	6702 001 WICHITA U-259
Land Use	2650 Parking lot (uncovered)
Market Land Square Feet	7,261
2020 Total Acres	.16
2020 Appraisal	$9,260
2020 Assessment	$450

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS

1845 N FAIRMOUNT

WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

3901 E 18TH ST N
WICHITA, KS 67208

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: 00140750
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 10-12 FAIRMOUNT ADD. HOLYOKE AVE. 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	9:30 AM	11	RE	488		
11/29/2011	7:50 AM	11	RE	247		
11/22/2011	3:07 PM	11	RE	247		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
15-003833	12,000	Tower	12/14/2015	C	100
12-000998	11,000	OB&Y	04/16/2012	C	100

2020 APPRAISED VALUE

Cls	Land	Building	Total
C	1,800	0	1,800
E	5,400	2,060	7,460
Total	7,200	2,060	9,260

2019 APPRAISED VALUE

Cls	Land	Building	Total
C	1,800	0	1,800
E	5,400	2,010	7,410
Total	7,200	2,010	9,210

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	5,436											36	30,000.00	1.00	1.00	1.00	0.99	5,400
Sqft	1-Primary Site - 1	1,825										C	36	30,000.00	1.00	1.00	1.00	0.99	1,800

Total Market Land Value 7,200

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	6,860
Eco Adj:	100
Other Improvement Value:	2,060

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						6,860	30	2,060

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	2,000					

Parcel ID: 087-121-11-0-32-03-001.00-F Quick Ref ID: R62229 Calc Date: 02/07/2020

Owner:

	Date	Amount	Type	Source	Validity
Sale 1					
Sale 2					
Sale 3					

LBCS Function: 2650 - Parking Lot (uncovered)
Nbhd: 867.7
Primary Situs: 3901 E 18TH ST
WICHITA, KS 67208

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	2,000	3.43	6,860
631 - Basic Structure Cost	10	686.00	6,860
Total Replacement Cost New			6.860

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	6,860
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	2,060
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	2,060
Identical Units:	1
Total Adjusted RCNLD:	2,060

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	5,436 SF	30,000 / $1.00	1.00 / 1.00			$0.99	$5,400
Primary Site - 1	C	1,825 SF	30,000 / $1.00	1.00 / 1.00			$0.99	$1,800
							Total:	$7,200

MARKET LAND TOTAL	$7,200
PARCEL OTHER IMPROVEMENTS TOTAL	$2,060
MISCELLANEOUS SITE IMPROVEMENTS	$0
TOTAL PARCEL COST VALUE	$9,260

This valuation report reflects market data conclusions developed in accordance with the USPAP Standards 5 and 6