

SGCAMAPROD Expanded Appraisal Card

Parcel ID: 087-125-22-0-44-04-016.00

Quick Ref: R90547

Tax Year: 2019 Run Date: 5/29/2019 3:34:57 PM

OWNER NAME AND MAILING ADDRESS
KINDT, MICHAEL J & RUTHA HOWELL

299 E MAIN ST
ASHVILLE, OH 43103-1515
PROPERTY SITUS ADDRESS
345 S ERIE AVE
WICHITA, KS 67211

LAND-BASED CLASSIFICATION SYSTEM
Function: 1101 Single family re Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION
Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: TF-3
Multi-Zoning: N Non-Conforming: N
Neighborhood: 369.0 369.0
Economic Adj. Factor: /
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00141860
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

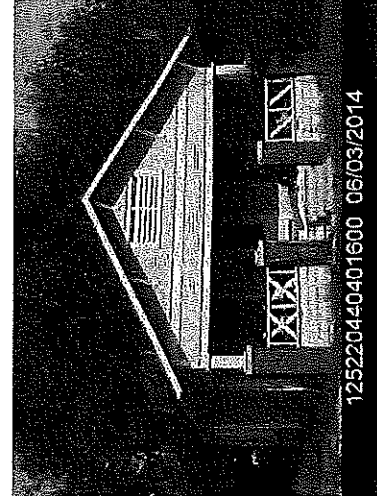


Image Date: 06/09/2014

PROPERTY FACTORS
Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7, 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:

TRACT DESCRIPTION
N 5 5/6 FT LOT 7-ALL LOT 9 & S 8 1/3 FT LOT HARRIS BLOCK 1 & HOFFELDS SUB.

Authentisign
Michael J Kindt
5/30/2019 12:55:24 PM CDT
Authentisign
Ruth A Howell
5/30/2019 4:43:46 PM CDT

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/11/2016	1:00 PM	17	RE	522/546		
06/06/2016	2:59 PM	11	RE	522		
09/27/2010	8:00 AM	7	RE	487		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2019 APPRAISED VALUE

Cls	Land	Building	Total
R	7,100	53,000	60,100
Total	7,100	53,000	60,100

2018 APPRAISED VALUE

Cls	Land	Building	Total
R	8,000	55,300	63,300
Total	8,000	55,300	63,300

MARKET LAND INFORMATION

Size	Type	AC/ISF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Val	Inc Val	Dec Val	\$/Unit	Value Est	
Sqft	1-Primary Site - 1												R0106		5,000.00	1.40	0.30	0.30	1.36	7,100

Total Market Land Value 7,100

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CALCULATED VALUES

Cost Land:	7,100
Cost Building:	68,240
Cost Total:	75,340
AG Use Land:	0
AG Buildings:	0
Misc. Buildings:	0
Manufactured Homes:	0
Income Value:	0
Market Value:	68,200
MRA Value:	65,300
New Construction:	0
Indexed Value:	0

FINAL VALUES

Value Method:	OVR
Land Value:	7,100
Building Value:	53,000
Final Value:	60,100
Prior Value:	63,300

COMP SALES INFORMATION

Arch Style:	09-Old Style
Esmt Type:	3-Partial - 3
Total Rooms:	5
Family Rooms:	
Full Baths:	1
Half Baths:	
Garage Cap:	
Foundation:	Block - 3
Model/Mkt Area:	East Urban Low

DWELLING INFORMATION

Status:	345 S ERIE AVE WICHITA, KS 67211
Res Type:	1-Single-family Residence
Qualify:	3.00-AV
Year Blt:	1924
Est:	
MS Style:	1-One Story
LBCS Struct:	1110-Detached SFR unit
No. of Units:	
Total Living Area:	1,161
Calculated Area:	1,161
Main Floor Living Area:	1,161
Upper Floor Living Area Pct:	
CDU:	AV
Phys/Func/Econt:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	
Remodel Descrip:	
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

IMPROVEMENT COST SUMMARY

Dwelling RCN:	112,890
Percent Good:	52
Mkt Adj:	105
Eco Adj:	100
Building Value:	61,640
Other Improvement RCN:	10,660
Other Improvement Value:	6,600

BUILDING COMMENTS

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cis	% Comp	RCN	%Gd	Value
1	152-Residential Garage - Detac	D	3.00	1	2000			204	58	8	12 X 17	1	2	3						10,660	59	6,600

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures (#)	5			
6	602-Plumbing Rough-ins (#)	1			
7	622-Raised Subfloor (% or SF)	1,161			
8	801-Total Basement Area (SF)	504			
9	901-Open Slab Porch (SF)	160			
10	906-Wood Deck (SF) with Roof	168			
		3.00		1924	

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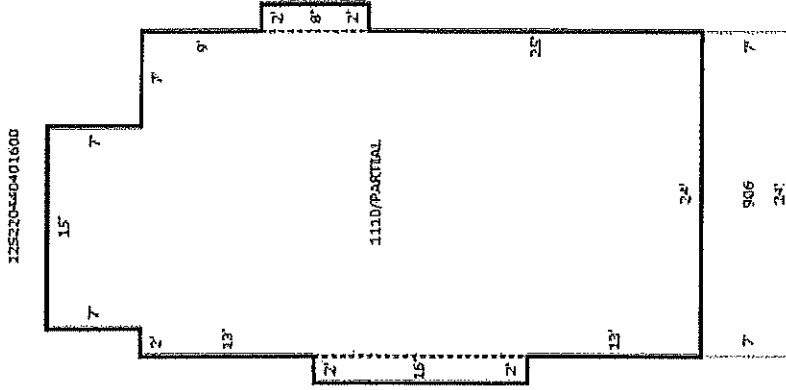
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Scanned by Apex Street

Special Assessments

345 S ERIE AVE WICHITA

PIN: 00141860

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.

2018 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.88
Totals:		\$0.00	\$0.00	\$5.88

Authentisign
Michael J Kindt
 5/30/2019 12:55:35 PM CDT

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Ruth A Howell
 5/30/2019 4:43:51 PM CDT