



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-123-06-0-41-05-009.00-

Quick Ref: R72719

Tax Year: 2021 Run Date: 4/20/2021 3:13:24 PM

OWNER NAME AND MAILING ADDRESS

KESSINGER LAWRENCE D & CHERYL A
2461 PORTER
WICHITA, KS 67204-5708

PROPERTY SITUS ADDRESS

2461 N PORTER AVE
WICHITA, KS 67204

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: SF-5
Multi-Zoning: N Non-Conforming: N
Neighborhood: 313.0 313.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00110541
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 1 BLOCK 5
BUILDERS 7TH. ADD.



123060410500900 09/17/2015

Image Date: 10/16/2015

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 09/18/2018 to 04/26/2012.

BUILDING PERMITS

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

2021 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: R, 22.900, 129.000, 151.900

2020 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: R, 22,900, 119,100, 142,000

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 22,900



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**DWELLING INFORMATION**

**Situs:** 2461 N PORTER AVE WICHITA, KS 67  
**Res Type:** 1-Single-family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1960 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:** 1,704  
**Calculated Area:** 1,704  
**Main Floor Living Area:** 1,704  
**Upper Floor Living Area Pct:**

**CDU:** AV  
**Phys/Func/Econ:** AV / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Remodel Descrip:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2  
**Model/Mkt Area:** 03 - 125,000 -150,000

**IMPROVEMENT COST SUMMARY**

**Dwelling RCN:** 242,160  
**Percent Good:** 61  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 147,720  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 22,900  
**Cost Building:** 147,720  
**Cost Total:** 170,620  
**Ag Use Land:** 0  
**Ag Buildings:** 0  
**Misc. Buildings:** 0  
**Manufactured Homes:** 0  
**Income Value:** 0  
**Market Value:** 170,700  
**MRA Value:** 167,300  
**New Construction:** 0  
**Indexed Value:** 151,900

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 22,900  
**Building Value:** 129,000  
**Final Value:** 151,900  
**Prior Value:**

**BUILDING COMMENTS**

**DwellComp:** No. 17 1637=132(11X12), No. 18 1637=180(15X12)

**DWELLING COMPONENTS**

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		50		
2	133-Veneer, Masonry		50		
3	208-Composition Shingle		100		
4	306-Electric Radiant Heat		100		
5	381-Refrigerated Air with Ducts		100		
6	402-Automatic Floor Cover Allowance				
7	601-Plumbing Fixtures (#)	8			
8	602-Plumbing Rough-ins (#)	1			
9	622-Raised Subfloor (% or SF)	1,704			
10	641-Single 1-Story Fireplace (#)	1			
11	701-Attached Garage (SF)	594			
12	736-Garage Finish, Attached (SF)	594			

**DWELLING COMPONENTS**

No.	Code	Units	Pct	Quality	Year
13	801-Total Basement Area (SF)	1,704			
14	802-Minimal Finish Area (SF)	800			
15	905-Raised Slab Porch (SF) with Roof	126			
16	905-Raised Slab Porch (SF) with Roof	264			
17	1637-Storage Building, Wood (SF)	132		3.00	2011
18	1637-Storage Building, Wood (SF)	180		3.00	2011



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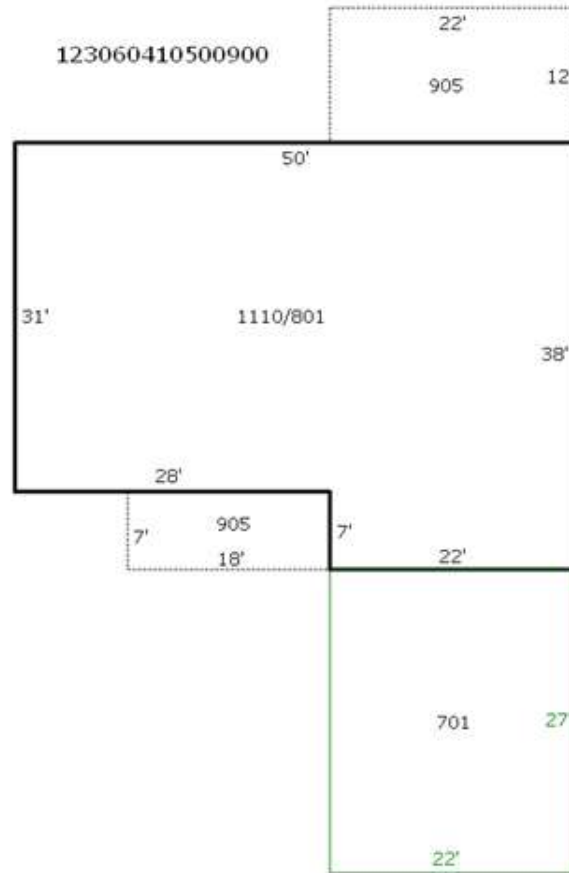
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Sketch by Apex Sketch

