



Parcel ID: 087-123-07-0-11-03-033.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R73058



Tax Year: 2020 Run Date: 12/2/2020 6:25:55 PM

OWNER NAME AND MAILING ADDRESS

DEXTER, LORNE I FAM TR
1403 E 12TH ST
SEDALIA, MO 65301-6208

PROPERTY SITUS ADDRESS

1606 W 20TH ST N
WICHITA, KS 67203

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: 320.0 320.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00110893
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 15 BLOCK B
CORNELISON ADD.



123070110303300 09/30/2015

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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/14/2018	3:23 PM	17	RE	522/549		
07/18/2018	9:12 AM	11	RE	547		
03/18/2014	9:00 AM	9	RE	510		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
15-RS2814	0	Roof	09/18/2015	C	100
03441	130	Exterior Alteration	06/11/2001	C	100

2020 APPRAISED VALUE

Cls	Land	Building	Total
R	20,600	125,700	146,300
Total	20,600	125,700	146,300

2019 APPRAISED VALUE

Cls	Land	Building	Total
R	20,600	118,700	139,300
Total	20,600	118,700	139,300

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	18,060											R0109	7,000.00	2.00	0.60	0.60	1.14	20,600

Total Market Land Value 20,600



DWELLING INFORMATION

Situs: 1606 W 20TH ST N WICHITA, KS 6720
Res Type: 1-Single-family Residence
Quality: 3.00-AV
Year Blt: 1947 **Est:** Yes
Eff Year:
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 2,300
Calculated Area: 1,080
Main Floor Living Area: 1,080

Upper Floor Living Area Pct:
CDU: AV
Phys/Func/Econ: FR / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip: 1972
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2
Model/Mkt Area: 02 - 75,000 - 125,000

IMPROVEMENT COST SUMMARY

Dwelling RCN: 221,610
Percent Good: 55
Mkt Adj: 109 **Eco Adj:** 100
Building Value: 132,850
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 20,600
Cost Building: 132,850
Cost Total: 153,450
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 148,500
MRA Value: 130,600
New Construction: 0
Indexed Value: 146,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 20,600
Building Value: 125,700
Final Value: 146,300
Prior Value:

BUILDING COMMENTS

RemDesc: 1972

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	131-Veneer, Brick		100		
2	208-Composition Shingle		100		
3	309-Forced Air Furnace		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures (#)	5			
6	602-Plumbing Rough-ins (#)	1			
7	622-Raised Subfloor (% or SF)	2,300			
8	711-Built-in Garage (SF)	1,220			
9	801-Total Basement Area (SF)	1,080			
10	902-Raised Slab Porch (SF)	90		3.00	1945
11	903-Wood Deck (SF)	128		2.00	1972
12	903-Wood Deck (SF)	70		3.00	1972

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
13	904-Slab Porch (SF) with Roof	132		1.00	
14	904-Slab Porch (SF) with Roof	70		1.00	
15	905-Raised Slab Porch (SF) with Roof	20		1.00	



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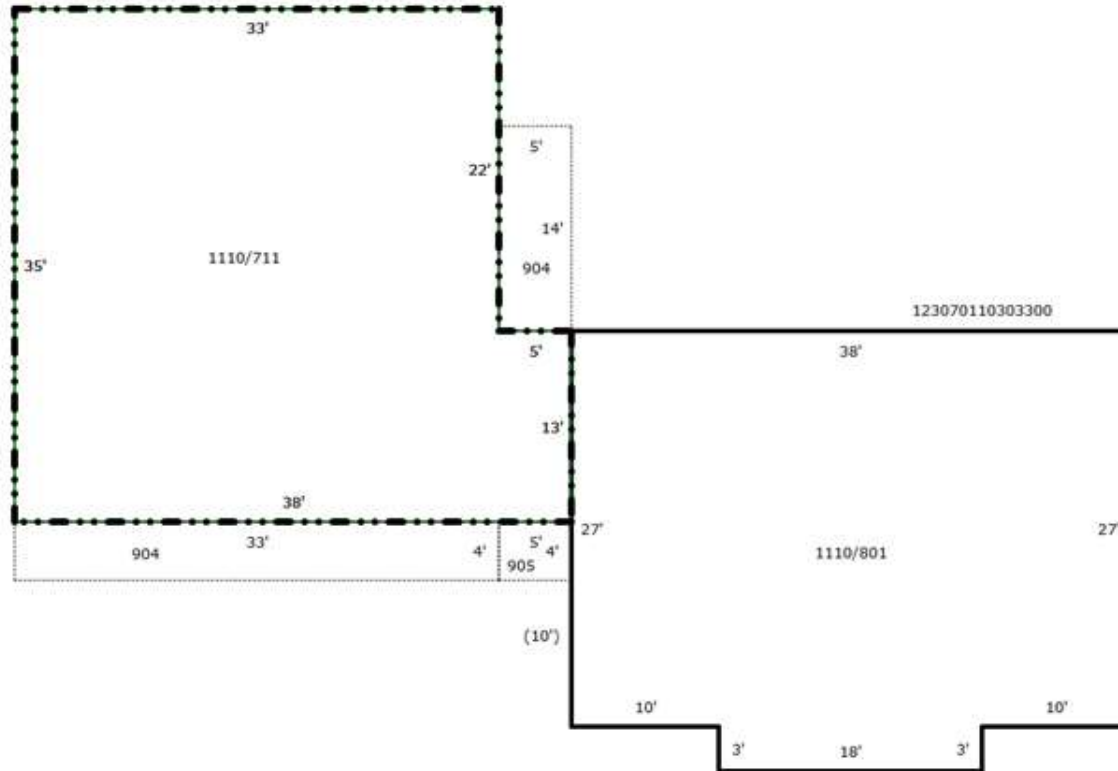
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Sketch by Apex Sketch

