



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-092-09-0-44-03-004.00-

Quick Ref: R18984

Tax Year: 2023 Run Date: 5/9/2023 1:07:24 PM

OWNER NAME AND MAILING ADDRESS

SUDDUTH ENTERPRISES LLC
405 COUNTRY HILLS CT
AUGUSTA, KS 67010-2502

PROPERTY SITUS ADDRESS

1647 E DENVER ST
PARK CITY, KS 67219

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



092090440300400 09/12/2022

Image Date: 10/07/2022

PROPERTY FACTORS

Topography: Above Street - 2
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:

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning:
Multi-Zoning: N Non-Conforming: N
Neighborhood: 697.0 697.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00274226
Investment Class:
Tax Unit Group: 7001-7001 230 PARK U-259 KEPC

TRACT DESCRIPTION

LOT 2 BLOCK 4
PARK CITY ADD.

INSPECTION HISTORY

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 09/02/2016 to 09/25/2018.

BUILDING PERMITS

Table with columns: Number, Amount, Type, Issue Date, Status, % Comp. Rows include permit numbers 09795 and 25594.

2023 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls R, Land 13.500, Building 86.800, Total 100.300.

2022 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls R, Land 12,700, Building 66,300, Total 79,000.

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 13,500



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**DWELLING INFORMATION**

**Situs:** 1647 E DENVER ST PARK CITY, KS 6  
**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1955 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:** 1,236  
**Calculated Area:** 1,236  
**Main Floor Living Area:** 1,236  
**Upper Floor Living Area Pct:**  
**CDU:** AV CDU Rsn: PM  
**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:** 2-Crawl - 2  
**Total Rooms:** 6 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2  
**Model/Mkt Area:** 01 - <=75,000

**CALCULATED VALUES**

**Cost Land:** 13,500  
**Cost Building:** 92,060  
**Cost Total:** 105,560  
**Ag Use Land:** 0  
**Ag Buildings:** 0  
**Misc. Buildings:** 0  
**Manufactured Homes:** 0  
**Income Value:** 0  
**Market Value:** 112,300  
**MRA Value:** 109,500  
**New Construction:** 0  
**Indexed Value:** 93,200

**IMPROVEMENT COST SUMMARY**

**Dwelling RCN:** 140,070  
**Percent Good:** 62  
**Mkt Adj:** 106 **Eco Adj:** 100  
**Building Value:** 92,060  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**FINAL VALUES**

**Value Method:** OVR  
**Land Value:** 13,500  
**Building Value:** 86,800  
**Final Value:** 100,300  
**Prior Value:**

**BUILDING COMMENTS**

**DwellCDU:** CDU Rsn: PM

**DWELLING COMPONENTS**

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	309-Forced Air Furnace		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	8			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,236			
8	721-Carport, Flat Roof	264			
9	901-Open Slab Porch	180		3.00	1900
10	905-Raised Slab Porch with Roof	25			
11	915-Enclosed Wood Deck, Solid Wall	60			



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Sketch by Apex Sketch

