



SGCAMAROD Expanded Appraisal Card
Quick Ref: R31170



OWNER NAME AND MAILING ADDRESS
JESRI, NAZIR A
3617 N RUSHWOOD CT
WICHITA, KS 67226-2520

PROPERTY STATUS ADDRESS
11400 E TURTLE CREEK CIR
KS 67226

LAND-BASED CLASSIFICATION SYSTEM
Function: 9060 Farming / ranch Sfx:
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, grazing etc.

GENERAL PROPERTY INFORMATION
Prop Class: F Farm Homeste - F
Property Type: F-Farm Homeste
Living Units: 1
Zoning: RR
Multi-Zoning: N Non-Conforming: N
Neighborhood: 724.7 724.7
Economic Adj. Factor: /
Map / Routing: /
School District: 0616 USD 375
Legacy ID: 00289383
Investment Class:
Tax Unit Group: 1906-1906 552 PAYNE TWP-U-375-WRW PY

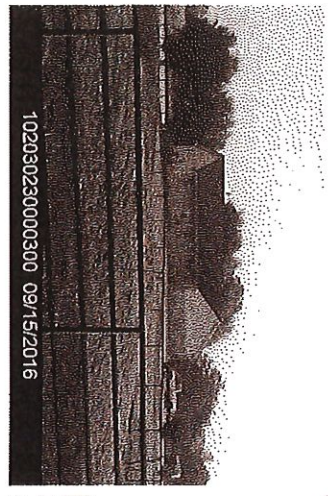


Image Date: 10/26/2016

PROPERTY FACTORS
Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Semi Improved Road - 2
Fronting: Residential Lane - 5
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
01/17/2019	10:31 AM	19	RE	529		
12/01/2017	8:00 AM	17	RE	556		
06/14/2017	8:34 AM	11	RE	529		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SG264	100,000		03/21/1997	C	100

2019 APPRAISED VALUE				2018 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
A	280	960	1,240	A	100	890	990
F	24,200	172,290	196,490	F	26,500	166,240	192,740
Total	24,480	173,250	197,730	Total	26,600	167,130	193,730

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Alyah Sepoony
6/6/2019 5:12:19 PM CDT
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Nazir Jesri
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TRACT DESCRIPTION
E 322 FT W 1038.31 FT NW1/4 EXC N 1310 FT & EXC RD SEC 3-26-2E

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Int1	Fact1	Int2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	S/Unit	Value Est
Acre	1-Primary Site - 1	1.40											RA0113	10.00	5,000.00	3,000.00	3,000.00	17,286	24,200

Total Market Land Value 24,200



Parcel ID: 087-102-03-0-23-00-003.00-
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 Run Date: 6/5/2019 12:46:39 PM

DWELLING INFORMATION

Situs: 11400 E TURKLE CREEK CIR KS 672
 Res Type: 1-Single-family Residence
 Quality: 3.33-AV+
 Year Bt: 1997 Est
 Eff Year:
 MS Style: 1-One Story
 LBCCStruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 1,478
 Calculated Area: 1,478
 Main Floor Living Area:
 Upper Floor Living Area Pct:
 CDU: AV CDU Rsn: LV
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Remodel Descrip:
 Percent Complete: 0
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 6-Viewout - 6
 Total Rooms: 6
 Family Rooms: 1
 Full Baths: 2
 Garage Cap:
 Foundation: Concrete - 2
 Model/Mkt Area: NE Rural

CALCULATED VALUES

Cost Land: 24,200
 Cost Building: 172,290
 Cost Total: 196,490
 Ag Use Land: 280
 Ag Buildings: 960
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 0
 Market Value: 243,600
 MRA Value: 257,100
 New Construction: 0
 Indexed Value: 0

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FINAL VALUES

Value Method: COST
 Land Value: 24,480
 Building Value: 173,250
 Final Value: 197,730
 Prior Value: 193,730

BUILDING COMMENTS

DwellICDU: CDU Rsn: LV

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding	100	100		
2	208-Composition Shingle	100	100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance		100		
5	601-Plumbing Fixtures (#)	8			
6	602-Plumbing Rough-ins (#)	1			
7	622-Raised Subfloor (% or SF)	1,478			
8	641-Single 1-Story Fireplace (#)	1			
9	683-Site Improvements, Depreciated (\$)	14,800			
10	701-Attached Garage (SF)	462			
11	736-Garage Finish, Attached (SF)	462			
12	801-Total Basement Area (SF)	1,434			

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
13	905-Raised Slab Porch (SF) with Roof	234			
14	906-Wood Deck (SF) with Roof	200			
15	1637-Storage Building, Wood (SF)	160		4.00	2003



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AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acres	F/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
NG	3.55	4671			0.00	0.00			32	32	110
TG	3.36	4671			0.00	0.00			38	38	130
TG	0.99	4674			0.00	0.00			38	38	40

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 10,620
Ecc Adj: 100
Other Improvement Value: 960

AG LAND SUMMARY

Dry Land Acres: 0.00
Irrigated Acres: 0.00
Native Grass Acres: 3.55
Tame Grass Acres: 4.35
Total Ag Acres: 7.90
Total Ag Use Value: 280
Total Ag Mkt Value: 10,960

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Bit	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys Func	Econ OVR%	Rsn Cls	% Comp	RCN	%Gd	Value
1	113-Loafing Shed	D	2.00	1	1996			1,296	180	14	72 X 18	1	3	3	A	0	10,620	9	960

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Special Assessments

11400 E TURTLE CREEK CIR

PIN: 00289383

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

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Year	Class	Land	Improvements	Total	Change
2013	Agricultural	\$90	\$1,950	\$2,040	-6%
2013	Farmstead	\$37,700	\$141,500	\$179,200	+4%
2012	Agricultural	\$110	\$2,070	\$2,180	-10%
2012	Farmstead	\$37,700	\$134,450	\$172,150	+0%
2011	Agricultural	\$140	\$2,280	\$2,420	-8%
2011	Farmstead	\$23,500	\$148,440	\$171,940	-2%
2010	Agricultural	\$170	\$2,460	\$2,630	
2010	Farmstead	\$23,500	\$152,470	\$175,970	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2019	Agricultural	\$84	\$240	\$324	+28%
2019	Farmstead	\$2,783	\$19,813	\$22,596	+2%
2018	Agricultural	\$30	\$223	\$253	-89%
2018	Farmstead	\$3,048	\$19,118	\$22,166	+1%
2017	Agricultural	\$27	\$2,213	\$2,240	-1%
2017	Farmstead	\$3,749	\$18,219	\$21,968	+5%
2016	Agricultural	\$24	\$2,245	\$2,269	-3%
2016	Farmstead	\$3,749	\$17,090	\$20,839	-1%
2015	Agricultural	\$24	\$2,318	\$2,342	-5%
2015	Farmstead	\$3,749	\$17,282	\$21,031	-1%
2014	Agricultural	\$21	\$2,443	\$2,464	+378%
2014	Farmstead	\$3,749	\$17,594	\$21,343	+4%
2013	Agricultural	\$27	\$488	\$515	-7%
2013	Farmstead	\$4,336	\$16,273	\$20,609	+4%
2012	Agricultural	\$33	\$518	\$551	-10%
2012	Farmstead	\$4,336	\$15,462	\$19,798	+0%
2011	Agricultural	\$42	\$570	\$612	-8%
2011	Farmstead	\$2,703	\$17,071	\$19,774	-2%
2010	Agricultural	\$51	\$615	\$666	
2010	Farmstead	\$2,703	\$17,534	\$20,237	

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2018	126.366000	\$2,786.99	\$5.88	\$0.00	\$0.00	\$2,792.87	\$2,792.87	\$0.00
2017	127.852000	\$3,049.07	\$5.88	\$167.60	\$16.00	\$3,238.55	\$3,238.55	\$0.00
2016	126.743000	\$2,882.78	\$4.88	\$454.82	\$16.00	\$3,358.48	\$3,358.48	\$0.00
2015	129.474000	\$2,980.20	\$4.88	\$614.02	\$16.00	\$3,615.10	\$3,615.10	\$0.00
2014	130.446325	\$3,059.53	\$6.48	\$742.37	\$16.00	\$3,824.38	\$3,824.38	\$0.00