



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-126-14-0-43-01-019.00-

Quick Ref: R93462

Tax Year: 2021 Run Date: 4/20/2021 12:58:18 PM

OWNER NAME AND MAILING ADDRESS

SHEWEY RODNEY P
1375 E 27TH
TULSA, OK 74114

PROPERTY SITUS ADDRESS

631 N CRESTWAY AVE
WICHITA, KS 67208

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex 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: 2
Zoning: TF-3
Multi-Zoning: N Non-Conforming: N
Neighborhood: 365.0 365.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00153133
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 347-348 OVERLOOK ADD.



126140430101900 07/17/2020

Image Date: 07/31/2020

PROPERTY FACTORS

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

INSPECTION HISTORY

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 11/02/2017 to 04/10/2012.

BUILDING PERMITS

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

2021 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls R, Land 14.000, Building 126.400, Total 140.400.

2020 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: Cls R, Land 14,000, Building 116,000, Total 130,000.

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 14,000



Parcel ID: 087-126-14-0-43-01-019.00-

Quick Ref: R93462

Tax Year: 2021 Run Date: 4/20/2021 12:58:18 PM

DWELLING INFORMATION

Situs: 631 N CRESTWAY AVE WICHITA, KS
 Res Type: 5-Duplex
 Quality: 4.00-GD
 Year Blt: 1930 Est:
 Eff Year:
 MS Style: 2-Two Story
 LBCSStruct: 1202-2 units (duplex)
 No. of Units:
 Total Living Area: 2,754
 Calculated Area: 1,377
 Main Floor Living Area: 1,377
 Upper Floor Living Area Pct:
 CDU: AV- overbuilt and rental
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Remodel Descrip:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 21-Duplex
 Bsmt Type: 3-Partial - 3
 Total Rooms: 9 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2
 Model/Mkt Area: 02 - 75,000 - 125,000

CALCULATED VALUES

Cost Land: 14,000
 Cost Building: 126,520
 Cost Total: 140,520
 Ag Use Land: 0
 Ag Buildings: 0
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 0
 Market Value: 142,200
 MRA Value: 140,000
 New Construction: 0
 Indexed Value: 140,400

IMPROVEMENT COST SUMMARY

Dwelling RCN: 343,240
 Percent Good: 38
 Mkt Adj: 97 Eco Adj: 100
 Building Value: 126,520
 Other Improvement RCN: 0
 Other Improvement Value: 0

FINAL VALUES

Value Method: IDXVAL
 Land Value: 14,000
 Building Value: 126,400
 Final Value: 140,400
 Prior Value:

BUILDING COMMENTS

DwellICDU: overbuilt and rental

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	351-Warmed & Cooled Air		100		
5	402-Automatic Floor Cover Allowance				
6	601-Plumbing Fixtures (#)	9			
7	602-Plumbing Rough-ins (#)	2			
8	622-Raised Subfloor (% or SF)	2,754			
9	642-Single 2-Story Fireplace (#)	1			
10	801-Total Basement Area (SF)	688			
11	802-Minimal Finish Area (SF)	300			
12	902-Raised Slab Porch (SF)	72		3.00	1930

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
13	903-Wood Deck (SF)	126			
14	903-Wood Deck (SF)	310			
15	904-Slab Porch (SF) with Roof	20			
16	905-Raised Slab Porch (SF) with Roof	126		3.00	1930



Parcel ID: 087-126-14-0-43-01-019.00-

SGORIONPROD Expanded Appraisal Card

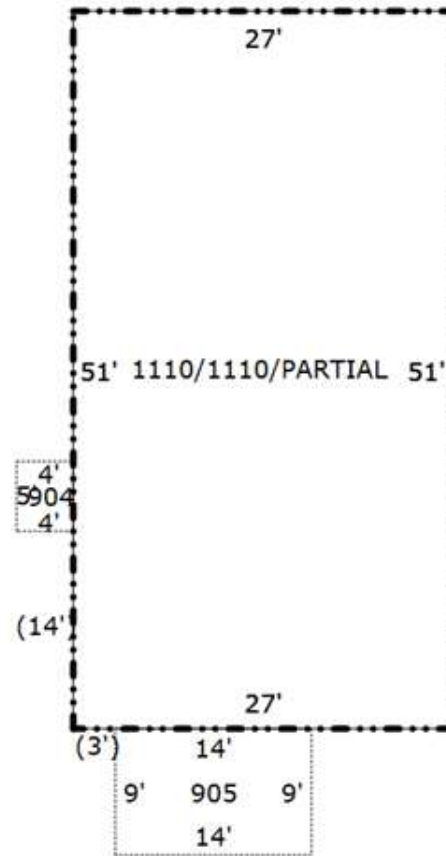
Quick Ref: R93462



Tax Year: 2021 Run Date: 4/20/2021 12:58:18 PM

Situs: 631 N CRESTWAY AVE WICHITA, KS 67208

126140430101900



Sketch by Apex Sketch

