

Parcel ID: 087-123-06-0-41-05-009-00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R72719

Parcel ID: 087-123-06-0-41-05-009-00-

Tax Year: 2020 Run Date: 1/22/2021 10:16:37 AM

GENERAL INFORMATION

KESINGER LAWRENCE D & CHERYL A

2461 PORTER

WICHITA, KS 67204-5708

2461 N PORTER AVE

WICHITA, KS 67204

PROPERTY ADDRESS

2461 N PORTER AVE

WICHITA, KS 67204

GENERAL INFORMATION

Function: 1101 Single family re. SIX

Activity: 1100 Household activities

Ownership: 1100 Private fee simple

Site: 6000 Developed site - with building

GENERAL INFORMATION

Prop Class: R Residential - R

Property Type: RLUrban Res Homesite

Living Units: 1

Zoning: SF-5

Multi-Zoning: N Non-Conforming: N

Neighborhood: 313.0 313.0

Economic Adj. Factor: /

Map / Routing: 0802 USD 259

School District: 08110541

Legacy ID: 08110541

Investment Class: 6702-6702 001 WICHITA U-259

Tax Unit Group: 6702-6702 001 WICHITA U-259

GENERAL INFORMATION

LOT 1

BUILDERS 7TH. ADD.

BLOCK 5

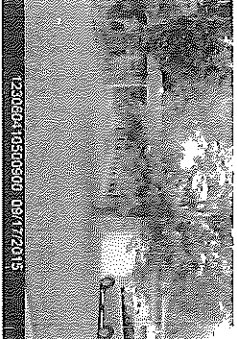


Image Date: 10/16/2015

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:

Date	Time	Code	Reason	Appraiser	Contact	Code
08/18/2018	4:24 PM	17	RE	542513		
07/16/2018	11:02 AM	11	RE	547		
04/26/2012	4:17 PM	11	RE	490		

Number	Amount	Type	Issue Date	Status	% Comp

2020 APPRAISED VALUE			2021 MARKET VALUE				
Cls	Land	Building	Total	Cls	Land	Building	Total
R	22,900	119,100	142,000	R	22,700	119,300	142,000
Total	22,900	119,100	142,000	Total	22,700	119,300	142,000

Size	Type	ACISF	EFF	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Ran	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	S/Unit	Value Est
Sqft	4-Waterfront - 4	10.627												RO142	17,000.00	1.44	0.25	0.25	2.15	22,900
Total Market Land Value																				
22,900																				

4-1421 Calc 4-19-21

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DEVELOPER INFORMATION

Site: 2461 N PORTER AVE WICHITA, KS 67
 Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Bilt: 1990 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBC\$Struct: 1110-Detached SFR unit
 No. of Units:

CONSTRUCTION INFORMATION

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

BASED ON THE FOLLOWING

Cost Land: 22,900
 Cost Building: 135,290
 Cost Total: 158,190
 Ag Use Land:
 Ag Buildings:
 Misc. Buildings:
 Manufactured Homes:
 Income Value:
 Market Value: 157,600
 MRA Value: 159,500
 New Construction:
 Indexed Value: 0

Total Living Area: 1,704
 Calculated Area: 1,704
 Main Floor Living Area: 1,704
 Upper Floor Living Area Pct:

CDU: AV

Phys/Funct/Econ: AV / I

Or/Per Gd/Fin:

Remodel:

Remodel Descr:

Percent Complete:

Assessment Class:

MU Ctr/Pct:

DwellComp: No. 17 1637=132(1X12), No. 18 1637=180(15X12)

PERMANENT COSTS SUMMARY

Dwelling RCN: 221,770
 Percent Good: 61
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 135,290
 Other Improvement RCN: 0
 Other Improvement Value: 0

FINAL VALUES

Value Method: PRIOR
 Land Value: 22,900
 Building Value: 119,100
 Final Value: 142,000
 Prior Value:

REPAIRS/RENOVATIONS

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			

REPAIRS/RENOVATIONS

No.	Code	Units	Pct	Quality	Year
13	801-Total Basement Area (SF)	1,704			
14	802-Additional Finish Area (SF)	800			
15	905-Raised Slab Porch (SF) with Roof	123			
16	906-Raised Slab Porch (SF) with Roof	264			
17	1637-Storage Building, Wood (SF)	180			
18	1637-Storage Building, Wood (SF)	180			

41921
41921
date 4-14-21

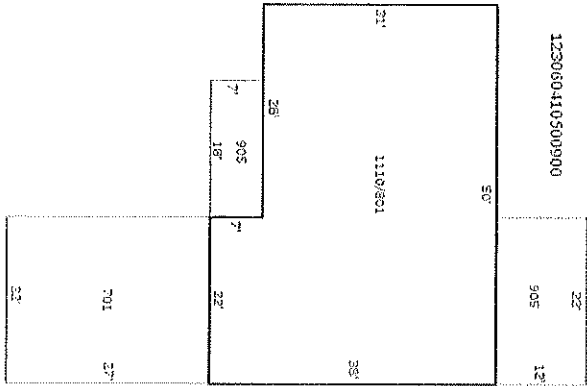


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ALL 41021 calls 4-10-21