

Parcel ID: 087-127-25-0-13-05-003.00-
 OWNER NAME AND MAILING ADDRESS

DRYDEN GARY W & SANDRA J

1 LIMERICK

AUGUSTA, KS 67010-2221

PROPERTY SITUS ADDRESS

812 S LIGHTNER DR
 WICHITA, KS 67218

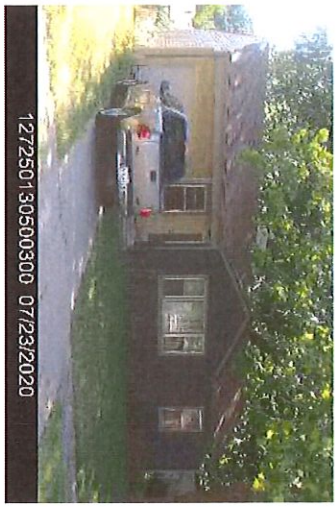


Image Date: 07/31/2020

PROPERTY FACTORS

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 Homestie
 Living Units: 1
 Zoning: SF-5
 Multi-Zoning: N Non-Conforming: N
 Neighborhood: 356.0 356.0
 Economic Adj. Factor: /
 Map / Routing: /
 School District: 0602 USD 259
 Legacy ID: 00166924
 Investment Class:
 Tax Unit Group: 6702-6702 001 WICHITA U-259

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:

2021 APPRAISED VALUE				2020 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	8,900	64,300	73,200	R	8,900	64,300	73,200
Total			8,900	Total			8,900

TRACT DESCRIPTION
 LOT 2 REPLAT OF RES A
 PRAIRIE PARK ADD.

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	\$/Unit	Value Est
Sqft	1-Primary Site - 1	9,082												R0107	7,000.00	1.20	0.25	0.25	0.98	8,900

Total Market Land Value 3,900

Maryka Patten



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DWELLING INFORMATION

COMP SALES INFORMATION

CALCULATED VALUES

Situs: 812 S LIGHTNER DR WICHITA, KS 67
 Res Type: 1-Single-family Residence
 Quality: 3.00-AV
 Year Bilt: 1955 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBSSStruct: 1110-Detached SFR unit
 No. of Units:

Arch Style: 02-Ranch
 Bsmt Type: 2-Crawl - 2
 Total Rooms: 5
 Family Rooms: 1
 Full Baths: 1
 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2
 Model/Mkt Area: 01 - <=75,000

Cost Land: 8,900
 Cost Building: 72,470
 Cost Total: 81,370
 Ag Use Land: 0
 Ag Buildings: 0
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 0
 Market Value: 74,600
 MRA Value: 82,000
 New Construction: 0
 Indexed Value: 0

Total Living Area: 1,044
 Calculated Area: 1,044
 Main Floor Living Area: 1,044
 Upper Floor Living Area Pct:

IMPROVEMENT COST SUMMARY

FINAL VALUES

CDU: AV
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Remodel Descrip: 1985
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

Dwelling RCN: 120,140
 Percent Good: 58
 Mkt Adj: 104
 Eco Adj: 100
 Building Value: 72,470
 Other Improvement RCN: 0
 Other Improvement Value: 0

BUILDING COMMENTS

RemDesc: 1985; DwellComp: No. 12 904=48(4X12)

DWELLING COMPONENTS

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard	100	100		
2	208-Composition Shingle	100	100		
3	351-Warmed & Cooled Air	100	100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures (#)	5			
6	602-Plumbing Rough-ins (#)	1			
7	622-Raised Subfloor (% or SF)	1,044			
8	641-Single 1-Story Fireplace (#)	1			
9	701-Attached Garage (SF)	276			
10	736-Garage Finish, Attached (SF)	276			
11	903-Wood Deck (SF)	50		3.00	2004
12	904-Slab Porch (SF) with Roof	48			

No.	Code	Units	Pct	Quality	Year
13	905-Raised Slab Porch (SF) with Roof	70			
14	905-Raised Slab Porch (SF) with Roof	28			

Morgan R. Patton



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SGORIONPROD Expanded Appraisal Card

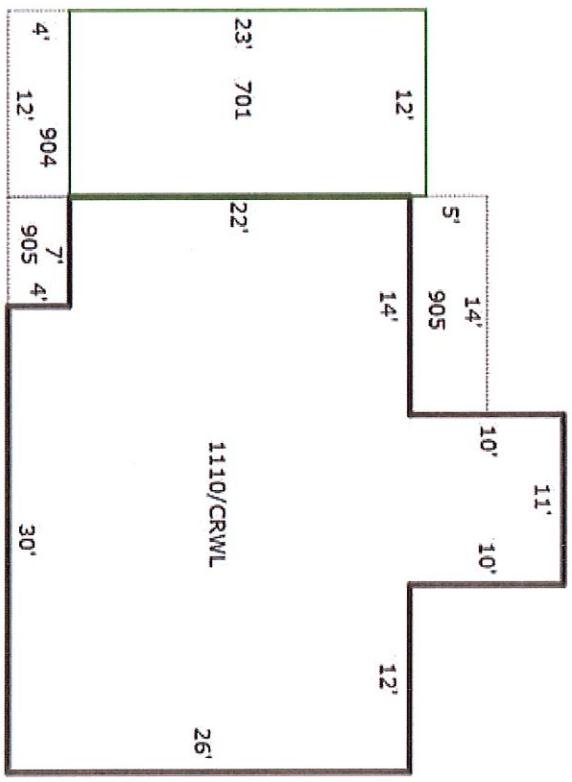
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Search by Agent Search

Maisha Patten

Special Assessments

812 S LIGHTNER DR WICHITA

PIN: 00166924

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.

2020 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.80
	Totals:	\$0.00	\$0.00	\$7.80

Mayla K Patte

Tax Billings and Authorities

812 S LIGHTNER DR WICHITA

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Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	116.599000	\$935.63	\$7.80	\$0.00	\$0.00	\$943.43	\$943.43	\$0.00
2019	116.788000	\$847.20	\$7.80	\$0.00	\$0.00	\$855.00	\$855.00	\$0.00
2018	117.213000	\$807.32	\$5.88	\$0.00	\$0.00	\$813.20	\$813.20	\$0.00
2017	117.293000	\$807.90	\$5.88	\$0.00	\$0.00	\$813.78	\$813.78	\$0.00
2016	117.201000	\$774.88	\$4.88	\$0.00	\$0.00	\$779.76	\$779.76	\$0.00
2015	119.847000	\$793.40	\$4.88	\$0.00	\$0.00	\$798.28	\$798.28	\$0.00
2014	117.365011	\$828.71	\$6.48	\$0.00	\$0.00	\$835.19	\$835.19	\$0.00
2013	120.600691	\$880.58	\$6.48	\$0.00	\$0.00	\$887.06	\$887.06	\$0.00
2012	120.602427	\$880.59	\$5.70	\$0.00	\$0.00	\$886.29	\$886.29	\$0.00
2011	120.304845	\$907.30	\$5.70	\$0.00	\$0.00	\$913.00	\$913.00	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.376000
0518 CITY OF WICHITA	32.749000
0602 USD 259	17.146000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.828000
	Total: 116.599000

