



SGORIONPROD Expanded Appraisal Card



Parcel ID: 087-212-03-0-12-04-004.00-

Quick Ref: R176145

Tax Year: 2021 Run Date: 5/27/2021 1:05:31 PM

OWNER NAME AND MAILING ADDRESS

JONES WAYNE A & MARGIE D

2601 CLOVER LN.

WICHITA, KS 67216-2208

PROPERTY SITUS ADDRESS

2601 E CLOVER LN

WICHITA, KS 67216

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 Homesite
Living Units: 1
Zoning: SF-5
Multi-Zoning: N Non-Conforming: N
Neighborhood: 336.0 336.0
Economic Adj. Factor:
Map / Routing: /
School District: 0602 USD 259
Legacy ID: 00168235
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 4 BLOCK 10
PAWNEE RANCH ADD.



212030120400400 09/17/2020

Image Date: 10/12/2020

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:

INSPECTION HISTORY

Table with 7 columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Contains inspection records from 2003 to 2015.

BUILDING PERMITS

Table with 6 columns: Number, Amount, Type, Issue Date, Status, % Comp. Contains building permit records.

2021 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Shows 2021 appraised values.

2020 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Shows 2020 appraised values.

MARKET LAND INFORMATION

Table with 20 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 14,500



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DWELLING INFORMATION

Situs: 2601 E CLOVER LN WICHITA, KS 672
Res Type: 1-Single-family Residence
Quality: 3.00-AV
Year Blt: 1950 Est:
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 1,599
Calculated Area: 1,599
Main Floor Living Area: 1,599
Upper Floor Living Area Pct:

CDU: AV-
Phys/Func/Econ: FR / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip: 1975
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 1-Slab - 1
Total Rooms: 6 Bedrooms: 3
Family Rooms: 1
Full Baths: 1 Half Baths:
Garage Cap:
Foundation: None - 1
Model/Mkt Area: 01 - <=75,000

IMPROVEMENT COST SUMMARY

Dwelling RCN: 154,040
Percent Good: 41
Mkt Adj: 92 Eco Adj: 100
Building Value: 58,110
Other Improvement RCN: 25,920
Other Improvement Value: 8,590

CALCULATED VALUES

Cost Land: 14,500
Cost Building: 66,700
Cost Total: 81,200
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 86,000
MRA Value: 82,300
New Construction: 0
Indexed Value: 0

FINAL VALUES

Value Method: PRIOR
Land Value: 14,500
Building Value: 60,800
Final Value: 75,300
Prior Value:

BUILDING COMMENTS

RemDesc: 1975

OTHER BUILDING IMPROVEMENTS

Table with columns: No., Occupancy, MSCIs, Rank, Qty, Yr Blt, Eff Yr, LBCS, Area, Perim, Hgt, Dimensions, Stories, Phys, Func, Econ, OVR%, Rsn, CIs, % Comp, RCN, %Gd, Value

DWELLING COMPONENTS

Table with columns: No., Code, Units, Pct, Quality, Year

OTHER BUILDING IMPROVEMENT COMPONENTS

Table with columns: No., Code, Units, Pct, Size, Other, Rank, Year



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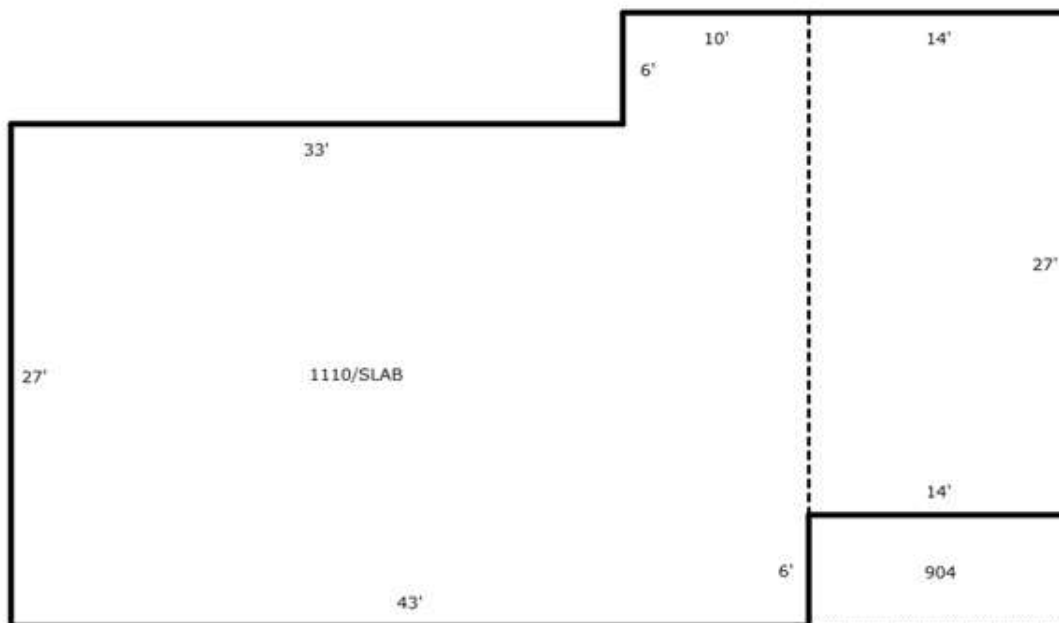
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Sketch by Apex Sketch

