

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

SGORIONPROD Expanded Appraisal Card

OWNER NAME AND MAILING ADDRESS

JONES WAYNE A & MARGIE D
2601 CLOVER LN.
WICHITA, KS 67216-2208

PROPERTY STATUS ADDRESS

2601 E CLOVER LN
WICHITA, KS 67216

LAND BASED CLASSIFICATION SYSTEM

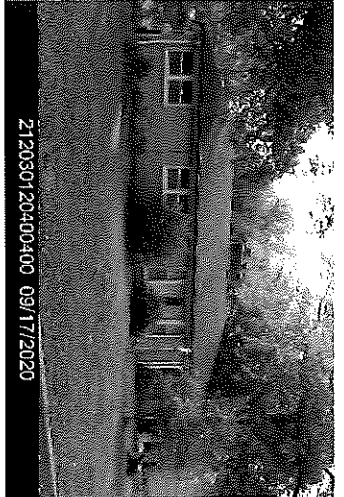
Function: 1101 Single family res. Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning: SF-5 Non-Conforming: N
Multi-Zoning: 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.



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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

Date	Time	Code	Reason	Appraiser	Contact	Code
10/12/2015	1:31 PM	1	FC	513	MARGIE JONES	1
11/09/2009	12:30 PM	1	RE	437	JONES, MARGIE	1
01/23/2003	8:00 AM	9		440		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
38397	3,900		12/04/1991	C	100
85353	8,450		09/20/1990	C	100

2021 APPRAISED VALUE

Cls	Land	Building	Total	Cls	Land	Building	Total
R	14,500	60,800	75,300	R	14,500	60,800	75,300
Total	14,500	60,800	75,300	Total	14,500	60,800	75,300

2020 APPRAISED VALUE

Cls	Land	Building	Total	Cls	Land	Building	Total
R	14,500	60,800	75,300	R	14,500	60,800	75,300
Total	14,500	60,800	75,300	Total	14,500	60,800	75,300

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MARKET LAND INFORMATION

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
Sqft	1-Primary Site - 1	14,736												R0108	8,000.00	1,60	0.25	0.25	0.98	14,500

Total Market Land Value 14,500

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DWELLING INFORMATION

COMPSALES INFORMATION

CALCULATED VALUES

Situs: 2601 E CLOVER LN WICHITA, KS 672
 Res Type: 1-Single-family Residence
 Quality: 3.00-AV
 Year Bilt: 1950 Est:
 Eff Year:
 MS Style: 1-One Story
 LBCS Struct: 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:

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

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

IMPROVEMENT COST SUMMARY

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

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FINAL VALUES

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

BUILDING COMMENTS

RemDess: 1975

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs Rank	Qty	Yr Bilt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	152-Residential Garage - Detac	D	1.00	1	1950		432		8	24 X 18	2	3	3						25,920	36	8,590

DWELLING COMPONENTS

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Quality	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	131-Veneer Brick	100	100			1	8091-Carport, Gable Roof	432					
2	208-Composition Shingle	100	100										
3	351-Warmed & Cooled Air	100	100										
4	402-Automatic Floor Cover Allowance	5											
5	601-Plumbing Fixtures (#)	1											
6	602-Plumbing Rough-ins (#)	1											
7	621-Slab on Grade (% or SF)	1,599											
8	641-Single 1-Story Fireplace (#)	1											
9	901-Open Slab Porch (SF)	104			1960								
10	904-Slab Porch (SF) with Roof	84											



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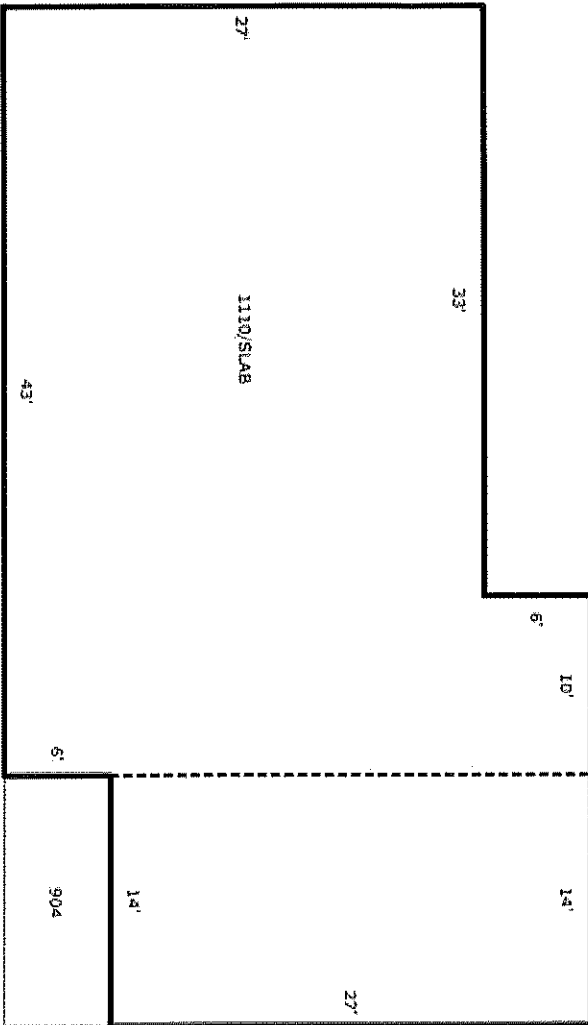
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