

Property Taxes and Appraisals

1852 N WOODROW AVE WICHITA

Property Description

Legal Description	LOTS 5-7 DORT AVE. FORD & CRANE'S ADD.
Owner	DEXTER LORNE I FAM TR
Mailing Address	1403 E 12TH ST SEDALIA MO 65301-6208
Geo Code	A 053340001
PIN	00105596
AIN	123070130400300
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
Market Land Square Feet	7,530
2021 Total Acres	.17
2021 Appraisal	\$81,200
2021 Assessment	\$9,339

Residential Structure Characteristics

Year Built	1950
Bedrooms	2
Living Sq. Ft.	1,035
Full Baths	1
Half Baths	
Architectural Style	Ranch
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Crawl - 2
Condition	AVERAGE
More Details	View the Property Record Card for full property details

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Residential	\$14,300	\$66,900	\$81,200	+5%
2020	Residential	\$14,300	\$63,020	\$77,320	+5%
2019	Residential	\$14,300	\$59,400	\$73,700	+5%
2018	Residential	\$14,400	\$55,800	\$70,200	+12%
2017	Residential	\$15,300	\$47,500	\$62,800	+3%
2016	Residential	\$15,300	\$45,800	\$61,100	+3%
2015	Residential	\$15,300	\$44,000	\$59,300	
2014	Residential	\$15,300	\$44,000	\$59,300	-2%
2013	Residential	\$15,300	\$45,200	\$60,500	
2012	Residential	\$15,300	\$45,200	\$60,500	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Residential	\$1,645	\$7,694	\$9,339	+5%
2020	Residential	\$1,645	\$7,247	\$8,892	+5%
2019	Residential	\$1,645	\$6,831	\$8,476	+5%
2018	Residential	\$1,656	\$6,417	\$8,073	+12%
2017	Residential	\$1,760	\$5,463	\$7,223	+3%
2016	Residential	\$1,760	\$5,267	\$7,027	+3%
2015	Residential	\$1,760	\$5,060	\$6,820	
2014	Residential	\$1,760	\$5,060	\$6,820	-2%
2013	Residential	\$1,760	\$5,198	\$6,958	
2012	Residential	\$1,760	\$5,198	\$6,958	

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

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2020	116.599000	\$990.81	\$7.80	\$0.00	\$0.00	\$998.61	\$998.61	\$0.00
2019	116.788000	\$943.90	\$7.80	\$85.25	\$16.00	\$1,052.95	\$1,052.95	\$0.00
2018	117.213000	\$900.28	\$5.88	\$186.44	\$16.00	\$1,108.60	\$1,108.60	\$0.00
2017	117.293000	\$801.19	\$5.88	\$252.14	\$16.00	\$1,075.21	\$1,075.21	\$0.00
2016	117.201000	\$777.58	\$4.88	\$294.09	\$16.00	\$1,092.55	\$1,092.55	\$0.00
2015	119.847000	\$771.36	\$4.88	\$11.69	\$0.00	\$787.93	\$787.93	\$0.00
2014	117.365011	\$754.43	\$6.48	\$43.15	\$16.00	\$820.06	\$820.06	\$0.00
2013	120.600691	\$793.15	\$6.48	\$14.87	\$16.00	\$830.50	\$830.50	\$0.00
2012	120.602427	\$793.16	\$5.70	\$36.35	\$16.00	\$851.21	\$851.21	\$0.00
2011	120.304845	\$817.43	\$5.70	\$0.00	\$0.00	\$823.13	\$823.13	\$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	



OWNER NAME AND MAILING ADDRESS
 DEXTER, LORNE I FAM TR
 1403 E 12TH ST
 SEDALIA, MO 65301-6208



PROPERTY SITUS ADDRESS
 1852 N WOODROW AVE
 WICHITA, KS 67203

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: 320.0 320.0
 Economic Adj. Factor:
 Map / Routing: /
 School District: 0602 USD 259
 Legacy ID: 00105596
 Investment Class:
 Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION
 LOTS 5-7
 FORD & CRANES ADD.

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
09/17/2018	8:38 AM	17	RE	522/549	
07/16/2018	2:00 PM	11	RE	547	
09/01/2017	11:28 AM	5	BP	526	

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
15-003940	500	Interior Remodel	12/30/2015	C	100
00001	0	Roof	01/01/1992	C	100

2021 APPRAISED VALUE

Cls	Land	Building	Total
R	14,300	66,900	81,200
Total	14,300	66,900	81,200

2020 APPRAISED VALUE

Cls	Land	Building	Total
R	14,300	63,020	77,320
Total	14,300	63,020	77,320

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff	FF	Depth	D-Fact	Int1	Int2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1												R0109	7,000.00	2.00	0.60	0.60	1.90	14,300
Total Market Land Value																			14,300

SGORIONPROD Expanded Appraisal Card



Tax Year: 2021 Run Date: 9/29/2021 4:06:48 PM



Parcel ID: 087-123-07-0-13-04-003.00- Quick Ref: R73198

DWELLING INFORMATION

Situs: 1852 N WOODROW AVE WICHITA, KS
 Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1950 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 1,035
 Calculated Area: 1,035
 Main Floor Living Area: 1,035
 Upper Floor Living Area Pct:
 CDU: AV

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Esmt Type: 2-Crawl - 2
 Total Rooms: 5 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2
 Model/Mkt Area: 02 - 75,000 - 125,000

CALCULATED VALUES

Cost Land: 14,300
 Cost Building: 68,860
 Cost Total: 83,160
 Ag Use Land: 0
 Ag Buildings: 0
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 0
 Market Value: 81,800
 MRA Value: 76,200
 New Construction: 0
 Indexed Value: 81,200

IMPROVEMENT COST SUMMARY

Dwelling RCN: 110,770
 Percent Good: 56
 Mkt Adj: 111 Eco Adj: 100
 Building Value: 68,860
 Other Improvement RCN: 0
 Other Improvement Value: 0

FINAL VALUES

Value Method: IDXVAL
 Land Value: 14,300
 Building Value: 66,900
 Final Value: 81,200
 Prior Value:

BUILDING COMMENTS

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding	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	1,035			
8	905-Raised Slab Porch with Roof	16			
9	1620-Paving, Flagstone	198	3.00	1950	
10	162D-Paving, Flagstone	270	3.00	1950	
11	1637-Storage Building, Wood	154	3.00	1980	



Parcel ID: 087-123-07-0-13-04-003.00-

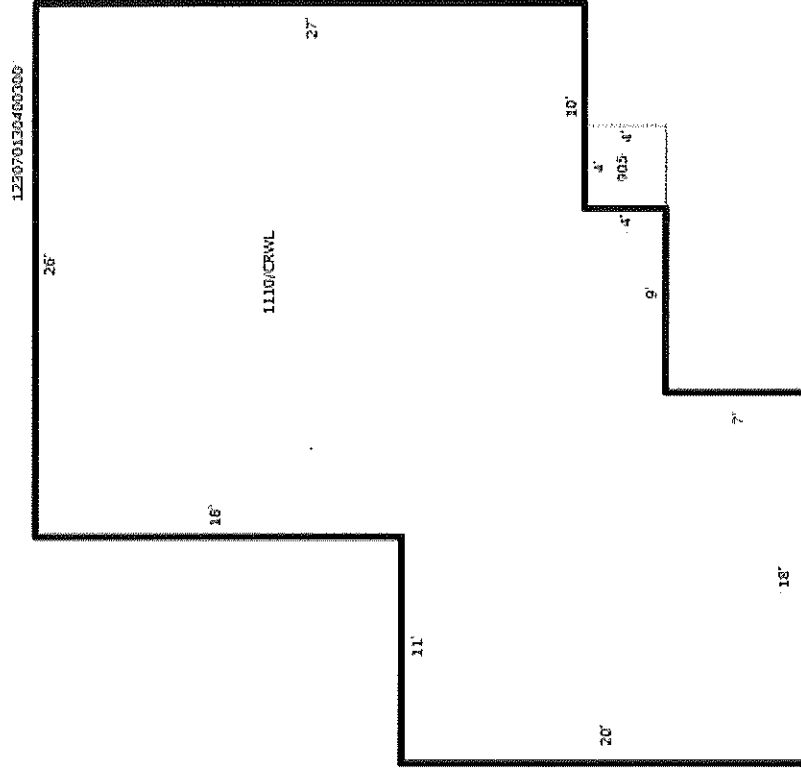
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Sketch by Aera Sketch