



Parcel ID: 087-128-34-0-14-02-020-00-

**OWNER NAME AND MAILING ADDRESS**

BOSWELL, RICKY W EST  
2127 N DUCKCREEK LN  
DERBY, KS 67037-4316

**PROPERTY SITUS ADDRESS**

2902 E MOUNT VERNON RD  
WICHITA, KS 67211

**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 Homesta  
Living Units: 1  
Zoning: SF-5  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 335.0 335.0  
Economic Adj. Factor: /  
Map / Routing: 0602 USD 259  
School District: 00168614  
Legacy ID:  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259



Image Date: 09/15/2020

**PROPERTY FACTORS**

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
Fronting: Secondary Street - 3  
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
08/13/2019	5:29 PM	17	RE	543/547		
08/05/2019	1:02 PM	11	RE	543		
06/20/2013	10:18 AM	11	RE	522		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp

**2022 APPRAISED VALUE**

Cls	Land	Building	Total	Cls	Land	Building	Total
R	14,600	58,900	73,500	R	9,000	56,400	65,400
<b>Total</b>	<b>14,600</b>	<b>58,900</b>	<b>73,500</b>	<b>Total</b>	<b>9,000</b>	<b>56,400</b>	<b>65,400</b>

**2021 APPRAISED VALUE**

Cls	Land	Building	Total	Cls	Land	Building	Total
R	14,600	58,900	73,500	R	9,000	56,400	65,400
<b>Total</b>	<b>14,600</b>	<b>58,900</b>	<b>73,500</b>	<b>Total</b>	<b>9,000</b>	<b>56,400</b>	<b>65,400</b>

**TRACT DESCRIPTION**

N 105 FT S 110 FT W1/2 LOT 9 & N 105 FT S  
110 FT LOT 10 CEDARDALE ADD.

**MARKET LAND INFORMATION**

Size	Type	AC/ISF	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	9,450												R0107	7,000.00	2.00	0.25	0.25	1.54	14,600

Total Market Land Value 14,600



**DWELLING INFORMATION**

Situs: 2902 E MOUNT VERNON RD WICHITA  
 Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Bilt: 1941 Est: Yes  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSStruct: 1110-Detached SFR unit  
 No. of Units:

**COMP SALES INFORMATION**

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

Total Living Area: 1,053  
 Calculated Area: 1,053  
 Main Floor Living Area: 1,053  
 Upper Floor Living Area Pct:

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 125,020  
 Percent Good: 55  
 Mkt Adj: 95 Eco Adj: 100  
 Building Value: 65,320  
 Other Improvement RCN: 0  
 Other Improvement Value: 0  
 MU Cls/Pct:

**BUILDING COMMENTS**

**DWELLING COMPONENTS**

No.	Code	Units	Pct	Quality	Year
1	116-Frame, Siding/Shingle	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	1,053			
8	701-Attached Garage	228			
9	736-Garage Finish, Attached	228			
10	901-Open Slab Porch	36		3.00	1941
11	903-Wood Deck	142		3.00	2015
12	904-Slab Porch with Roof	96		1.00	1980

**DWELLING COMPONENTS**

No.	Code	Units	Pct	Quality	Year
13	913-Endlosed Wood Deck, Screened Walls	252			

**CALCULATED VALUES**

Cost Land: 14,600  
 Cost Building: 65,320  
 Cost Total: 79,920  
 Ag Use Land: 0  
 Ag Buildings: 0  
 Misc. Buildings: 0  
 Manufactured Homes: 0  
 Income Value: 0  
 Market Value: 81,500  
 MRA Value: 81,300  
 New Construction: 0  
 Indexed Value: 70,600

**FINAL VALUES**

Value Method: OVR  
 Land Value: 14,600  
 Building Value: 58,900  
 Final Value: 73,500  
 Prior Value:



Parcel ID: 087-128-34-0-14-02-020.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R111462



Tax Year: 2022 Run Date: 3/2/2022 2:07:15 PM

Status: 2902 E MOUNT VERNON RD WICHITA, KS 67211



Shaded/Unshaded Status

Year	Class	Land	Improvements	Total	Change
2022	Residential	\$1,679	\$6,774	\$8,453	+12%
2021	Residential	\$1,035	\$6,486	\$7,521	
2020	Residential	\$1,035	\$6,486	\$7,521	+7%
2019	Residential	\$1,035	\$5,992	\$7,027	+6%
2018	Residential	\$1,035	\$5,589	\$6,624	0%
2017	Residential	\$1,553	\$5,072	\$6,625	
2016	Residential	\$1,553	\$5,072	\$6,625	
2015	Residential	\$1,553	\$5,072	\$6,625	
2014	Residential	\$1,553	\$5,072	\$6,625	-3%
2013	Residential	\$1,553	\$5,279	\$6,832	

## 2021 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.90
<b>Totals:</b>		\$0.00	\$0.00	\$7.90

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	116.142000	\$827.50	\$7.90	\$9.40	\$0.00	\$844.80	\$0.00	\$844.80
2020	116.599000	\$830.93	\$7.80	\$0.00	\$0.00	\$838.73	\$838.73	\$0.00
2019	116.788000	\$774.67	\$7.80	\$0.00	\$0.00	\$782.47	\$782.47	\$0.00
2018	117.213000	\$730.41	\$5.88	\$0.00	\$0.00	\$736.29	\$736.29	\$0.00
2017	117.293000	\$731.07	\$5.88	\$12.28	\$0.00	\$749.23	\$749.23	\$0.00
2016	117.201000	\$730.47	\$4.88	\$6.13	\$0.00	\$741.48	\$741.48	\$0.00
2015	119.847000	\$747.99	\$4.88	\$0.00	\$0.00	\$752.87	\$752.87	\$0.00
2014	117.365011	\$731.56	\$6.48	\$0.00	\$0.00	\$738.04	\$738.04	\$0.00
2013	120.600691	\$777.93	\$6.48	\$0.00	\$0.00	\$784.41	\$784.41	\$0.00
2012	120.602427	\$777.96	\$5.70	\$0.00	\$0.00	\$783.66	\$783.66	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0518 CITY OF WICHITA	32.758000
0602 USD 259	16.036000
0602 USD 259 SC	7.995000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	8.483000
Total: 116.142000	

*Dr. R. B. Smith ex 3-2-22*

# Property Taxes and Appraisals

2902 E MOUNT VERNON RD WICHITA

## Property Description

Legal Description N 105 FT S 110 FT W1/2 LOT 9 & N 105 FT S 110 FT LOT 10 CEDARDALE ADD.  
Owner BOSWELL RICKY W EST  
Mailing Address 2127 N DUCKCREEK LN DERBY KS 67037-4316  
Geo Code C 230860001  
PIN 00168614  
AIN 128340140202000  
Tax Unit 6702 001 WICHITA U-259  
Land Use 1101 Single family detached dwelling  
Market Land Square Feet 9,450  
2022 Total Acres .22  
2022 Appraisal \$73,500  
2022 Assessment \$8,453

## Residential Structure Characteristics

Year Built 1941  
Bedrooms 2  
Living Sq. Ft. 1,053  
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
2022	Residential	\$14,600	\$58,900	\$73,500	+12%
2021	Residential	\$9,000	\$56,400	\$65,400	
2020	Residential	\$9,000	\$56,400	\$65,400	+7%
2019	Residential	\$9,000	\$52,100	\$61,100	+6%
2018	Residential	\$9,000	\$48,600	\$57,600	
2017	Residential	\$13,500	\$44,100	\$57,600	
2016	Residential	\$13,500	\$44,100	\$57,600	
2015	Residential	\$13,500	\$44,100	\$57,600	
2014	Residential	\$13,500	\$44,100	\$57,600	-3%
2013	Residential	\$13,500	\$45,900	\$59,400	

## Assessment Values

*Dr. R. Bull* 3-2-22