



Parcel ID: 087-114-20-0-14-04-014.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R45775



Tax Year: 2023 Run Date: 11/6/2023 12:16:57 PM

OWNER NAME AND MAILING ADDRESS

MATTINGLY CLYDE ROGER & PAULETTE K ETA

10 E DOUGLAS PKWY

WICHITA, KS 67206-2503

PROPERTY SITUS ADDRESS

10 E DOUGLAS PKY

WICHITA, KS 67206

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: 385.0 385.0
Economic Adj. Factor:
Map / Routing: /
School District: 0802 USD 259
Legacy ID: 00179165
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259



114200140401400 07/26/2019

Image Date: 09/17/2019

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:

TRACT DESCRIPTION

LOT 21 BLOCK 11
FOREST HILLS ADD.

MISCELLANEOUS IMPROVEMENT VALUES

Table with columns: Class, Value, Reason Code

NEW CONSTRUCTION

Table with columns: Class, Value, Reason Code

MARKET LAND INFORMATION

Table with 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

INSPECTION HISTORY table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code

BUILDING PERMITS table with columns: Number, Amount, Type, Issue Date, Status, % Comp

2023 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total

2022 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total

Handwritten notes: CRM 11-8-23, RCM 11-8-23

Total Market Land Value 21,700



Parcel ID: 087-114-20-0-14-04-014.00-

Quick Ref: R45775

Tax Year: 2023 Run Date: 11/6/2023 12:16:57 PM

DWELLING INFORMATION

Situs: 10 E DOUGLAS PKY WICHITA, KS 672
Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1956 Est: Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 2,000
Calculated Area: 2,000
Main Floor Living Area: 2,000
Upper Floor Living Area Pct:
CDU: AV

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 2-Crawl - 2
Total Rooms: 6 Bedrooms: 3
Family Rooms:
Full Baths: 2 Half Baths: 1
Garage Cap:
Foundation: Concrete - 2
Model/Mkt Area: 04 - 150,000 - 200,000

CALCULATED VALUES

Cost Land: 21,700
Cost Building: 172,390
Cost Total: 194,090
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 187,400
MRA Value: 190,100
Weighted Estimate: 191,840
New Construction: 0
Indexed Value: 187,000

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

IMPROVEMENT COST SUMMARY

Dwelling RCN: 252,180
Percent Good: 62
Mkt Adj: 106 Eco Adj: 100
Building Value: 165,730
Other Improvement RCN: 15,420
Other Improvement Value: 6,660

FINAL VALUES

Value Method: OVR
Land Value: 21,700
Building Value: 156,300
Final Value: 178,000
Prior Value:

BUILDING COMMENTS

OthInfo: No. 2 \*MVP\*

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, Cls, % Comp, RCN, %Gd, Value

DWELLING COMPONENTS

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

DWELLING COMPONENTS

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

Handwritten notes: CRM 118-23, PDM 11-8-23



Parcel ID: 087-114-20-0-14-04-014.00-

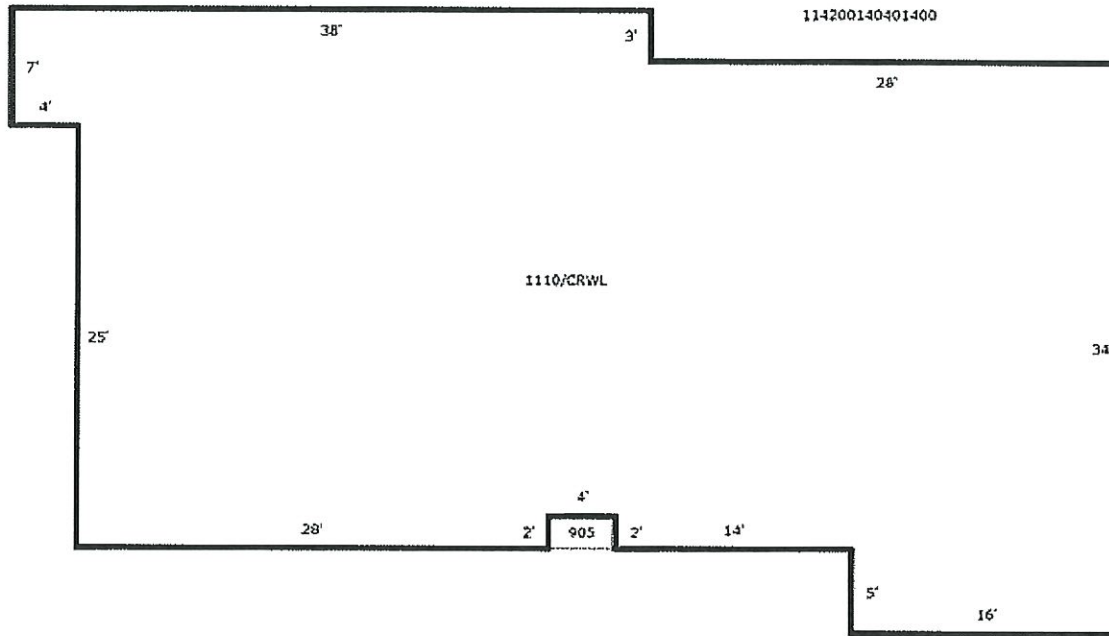
SGORIONPROD Expanded Appraisal Card

Quick Ref: R45775



Tax Year: 2023 Run Date: 11/6/2023 12:16:57 PM

Situs: 10 E DOUGLAS PKY WICHITA, KS 67206



Sketch by Rose Sketch

*CRM*  
*11-8-23*

*PKM*  
*11-8-23*