Code

Contact

Parcel ID: 087-128-28-0-44-01-022.00-

OWNER NAME AND MAILING ADDRES

WICHITA, KS 67211-3616

1409 S HYDRAULIC

LONG JEFF

1409 S HYDRAULIC AVE WICHITA, KS 67211

Quick Ref: R108387

Tax Year: 2024 SGORIONPROD Expanded Appraisal Card

Run Date: 8/1/2024 4:30:35 PM NSHEGHON HETO

> 08/02/2019 07/30/2019 06/12/2013 Date Number

Appraiser 522/562 522 522 Reason 문문문 777 12:16 PM 7:26 AM 8:29 AM

Amount Type

% Comp

Status

Issue Date

128280440102200 08/13/2020

image Date: 09/15/2020

GENERAL PROPERTY INFORMATION

R Residential - R

LAND BASHD GLASSIFICATION SYSTEM

Single family re: Sfx: Household activities

1100 1100 6000 1101

Ownership:

Function:

Activity:

Paved Road - 1, Alley - 7 All Public - 1 Level - 1 Topography: Utilities: Access: Private-fee simple Developed site - with building

Non-Conforming: N

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Zoning:

Living Units: 1 Property Type:

Prop Class:

Multi-Zoning: N

Secondary Street - 3
Neighborhood or Spot - 6
Off Street - 1
Adequate - 2
On Site - 3 Parking Type:
Parking Quantity: /
Parking Proximity: ( Parking Covered: Parking Uncovered: Fronting: Location:

2023 화라라전화 등록한 자시네비트 Building 41,200 41,200 Land 11,200 11,200 Iotal S & Total 52.400 52.400 Building 41.200 Land 11.200 11,200 Total <mark>ი</mark> დ

**Total** 52,400

52,400

HYDRAULIC AVE. TRACT DESCRIPTION LOTS 9-11 MC CORMICK'S ADD.

Tax Unit Group: 6702-6702 001 WICHITA U-259

Investment Class:

Legacy ID:

School District: 0602 USD 259

Map / Routing:

Neighborhood: 333.0 333.0 Economic Adj. Factor:

MISCELLANEOUS IMPROVEMENT VALUES

Class

Class Reason Code

09/05/

Inc Val 0.00 0.00 1.59 Base Val 70,00 Base Size RL1001 R0106 Model ü MARKET LAND INFORMATION RSI OVRD Facf2 112 Fact D-Fact Inf1 Depth <del>5</del> Eff FF ပ္ပ -A.Bontisicri Jerremy Long

8-No Value - 8 1-Primary Site - 1

Sq# Size

11,200 Total Market Land Value

11,200

.58 82

Value Est

S/Unit

Dec Val

Reason Code

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Value

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SGORIONPROD Expanded Appraisal Card

Quick Ref: R108387

Run Date: 8/1/2024 4:30:35 PM Tax Year: 2024

48,580 59,780 61,000 59,700 58,300 11,200 41,200 PRIOR 52,400 wouldnessignik/waterstypifen (ver alle alle alle Manufactured Homes: Weighted Estimate: New Construction: Misc. Buildings: **Building Value:** Indexed Value: Cost Building: Income Value: Value Method: Ag Buildings: Market Value: Ag Use Land: Land Value: MRA Value: Final Value: Prior Value: Cost Total: Cost Land: 9 45,230 12,820 162,460 3,350 Wardovanani Goosi Guillian ্তিটান স্থামত গায়তানাদেশতো Bedrooms: 02 Half Baths: Eco Adj: Model/Mkt Area: 01 - <=75,000 Arch Style: 08-Bungalow Other Improvement Value: Other Improvement RCN: Bsmt Type: 4-Full - 4 Foundation: Block - 3 87 Total Rooms: 05 Family Rooms: 1 **Building Value:** Full Baths: 1 Dwelling RCN: Percent Good: Garage Cap: Mkt Adj: Situs: 1409 S HYDRAULIC AVE WICHITA, KS 960 980 DWELLING!INFORMENTION II Ύes 1110-Detached SFR unit Res Type: 1-Single-Family Residence Est Upper Floor Living Area Pct: 1-One Story Phys/Func/Econ: AV / / 2.67-AV-Main Floor Living Area: CDU: FR CDU Rsn: LN 1920 Assessment Class: Percent Complete: Total Living Area: Remodel Descrip: Calculated Area: Ovr Pct Gd/Rsn: LBCSSfruct No. of Units: MU CIs/Pct: MS Style: Remodel: Year Bit Eff Year: Quality:

	Value	3,350		Year											
	P9%	30		Quality											
	RCN	12,820 30		Pct											
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	Stories	<del></del>			Enclose										
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	Dimen	020 X 20		No.	12										
OTHER BUILDING MIPROVEMENTS	野	ω		<u></u>											
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	Area	400		Quality										1.00	
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	ccupan	152-Residential Garage - Detacl D 1.00 1 1960			104-Frame, Plywood or Hardboard	208-Composition Shingle	309-Forced Air Furnace	402-Automatic Floor Cover Allowance	601-Plumbing Fixtures	602-Plumbing Rough-ins	622-Raised Subfloor	801-Total Basement Area	803-Partition Finish Area	904-Slab Porch with Roof	905-Raised Slab Porch with Roof
	No. Occupancy	#		Š.	· ·	~	m	4	5	မ	7	ക	ത	10	£
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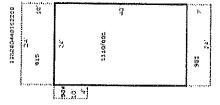
2 of 3 Page

09/05/24

Situs: 1409 S HYDRAULIC AVE WICHITA, KS 67211

Jeremy Long

09/05/24



# **Property Details**

#### 1409 S HYDRAULIC AVE WICHITA

PIN: 00127823

Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

## **Property Description**

Legal Description

LOTS 9-11 HYDRAULIC AVE, MC CORMICK'S ADD,

Owner

LONG JEFF

Mailing Address

1409 S HYDRAULIC WICHITA KS 67211-3616

Geo Code

B 08160

PIN

00127823

AIN

128280440102200

Tax Unit

6702 001 WICHITA U-259

Land Use

1101 Single family detached dwelling

Market Land Square Feet

7,073

2024 Total Acres

.16

2024 Appraisal

\$52,400

2024 Assessment

\$6,026

### **Residential Structure Characteristics**

Year Built

1920

Bedrooms

2

Living Sq. Ft.

960

Full Baths

1

Half Baths

Architectural Style

Bungalow

Basement Sq. Ft.

720

Finished Basement Sq. Ft.

270

Basement Type

Full - 4

Condition

FAIR

More Details

View the Property Record Card for full property details \*

Jeremy Long

09/05/24

<sup>\*</sup>Information on the property card is as of January 1st

# Tax Billings and Authorities

#### 1409 S HYDRAULIC AVE WICHITA

PIN: 00127823

Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	115.185000	\$597.39	\$8.38	\$0.00	\$0.00	\$605,77	\$605.77	\$0.00
2022	115,114000	\$544.82	\$8.38	\$18.83	\$0.00	\$572.03	\$572.03	\$0.00
2021	116,142000	\$565.83	\$7,90	\$2,15	\$0.00	\$575,88	\$575.88	\$0.00
2020	116,599000	\$568,23	\$7.80	\$47.05	\$16.00	\$639.08	\$639.08	\$0.00
2019	116.788000	\$545.06	\$7.80	\$17.85	\$0,00	\$570.71	\$570,71	\$0.00
2018	117.213000	\$506.65	\$5.88	\$4.48	\$0.00	\$517.01	\$517.01	\$0.00
2017	117.293000	\$507.16	\$5.88	\$4.28	\$0.00	\$517.32	\$517.32	\$0.00
2016	117,201000	\$523.85	\$4.88	\$14.18	\$0.00	\$542.91	\$542.91	\$0.00
2015	119.847000	\$559.11	\$4.88	\$39.17	\$16.00	\$619.16	\$619.16	\$0.00
2014	117.365011	\$584.38	\$6.48	\$0.00	\$0.00	\$590.86	\$590.86	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28,988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7,999000
0602 USD 259 SG	20,000000
0754 USD 259 BOND	7.682000

Total: 115,185000

Jeremy Long 09/05/24

# Sedgwick County Appraiser's Office

271 W 3rd St N, Ste 501~ Wichita, KS 67202-1223 ~ www.sedgwickcounty.org TEL: 316-660-5443 FAX: 316-660-5479

> Mark Clark, AAS, RMA County Appraiser



LONG JEFF 1409 S HYDRAULIC WICHITA KS 67211-3616

Mailing Date: 03/01/2024

Appeal Filing Deadline: April 1, 2024

### 2024 ANNUAL NOTICE OF VALUE THIS IS NOT A TAX BILL

AIN 087128280440102200

PIN 00127823 QuickRefID R108387

Property Address: 1409 S HYDRAULIC AVE

TAG: 6702

Legal Description: LOTS 9-11

HYDRAULIC AVE.

LBCS: Single family residence (detached)

MC CORMICK'S ADD.

THE APPRAISAL OF YOUR PROPERTY HAS BEEN COMPLETED AS REQUIRED BY KANSAS LAW (K,S,A, 79-1476). This is your official notification of the Appraiser's estimate of value for the property identified above.

	2024	
Classification R	Appraised \$52,400	<b>Assessed</b> \$6,026
Total	\$52,400	\$6,026

	2023	
Classification R	Appraised \$52,400	Assessed \$6,026
Total	\$52,400	\$6,026

	Historical Property Values							
	Appraised	Assessed			Appraised	Assessed		
2022	\$48,100	\$5,532		2021	\$45,800	\$5,268		

THE APPRAISED VALUE LISTED ABOVE HAS BEEN MULTIPLIED BY THE ASSESSMENT PERCENTAGE LISTED BELOW FOR EACH CLASS TO OBTAIN THE ASSESSED VALUE.

Assessment Rates						
Class	Description	Rate	П	Class	Description	Rate
A	Improvements on Land Devoted to Agricultural Use	25%		С	Commercial or Industrial	25%
E	Exempl Property	0%		Α	Land Devoted to Agricultural Use	30%
F	Residences on Farm Home sites	11.5%		N	Not for Profit Organizations	12%
<u> </u>	Residential Use including Apartments and	11.5%		0	Other	30%
K	Condominiums	11.5%		V	Vacant Lots	12%

#### IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and ensure that all information on file is correct. A valuation appeal is not a complaint about higher taxes. It is an effort to reconcile your property to its fair market value. The tax impact (change in your taxes) cannot be determined until the levies are set by the various taxing jurisdictions later in the year. Please be aware that even though the assessed value of your property may have increased, you may not necessarily experience a similar increase in your real estate taxes. It depends on whether the mill levy adopted by the taxing authorities: (1) remains the same. (2) is decreased, or (3) is increased.

Jeremy Long 09/05/24

### **OPTION TO APPEAL VALUE OR CLASSIFICATION**

(Please read all the Information below BEFORE deciding if you want to appeal.)

If you decide to appeal, this entire form must be signed and returned to the Sedgwick County Appraiser's Office, 271 W 3<sup>rd</sup> St N, STE 501 ~ Wichita, KS 67202-1223, or request an appeal on-line at https://www.sedgwickcounty.org/appraiser/appeals by the appeal filing deadline listed on the front.

Printed Name:	Date:	
Signature of: Owner Representati		
Email Address:		and the state of t
Signature:		
An appeal meeting will be scheduled for par	cel: 087128280440102200 / 00127823 /	R108387
Please check reaso	n(s) for appeal:	Please check type of meeting:
Value is over market value	Property characteristics incorrect	Request a meeting by phone
Value is unequal compared with other properties	Classification is incorrect	
Land description is incorrect		
Recent appraisal of property		
Other		
Owner's opinion of value \$		

#### STARTING AN APPEAL

If you wish to appeal the value or classification of this property, this entire form must be signed and returned to the Sedgwick County Appraiser's Office within 30 days from the mailing date of the notice. All informal meetings must be completed by May 14. Note: If the property owner is going to be represented by someone else at the informal meeting, the property owner must complete and file a "Declaration of Representation" form with the Appraiser's Office at time of appeal request. At least 10 days prior to the meeting, the Appraiser's Office will mail you a confirmation of the meeting. You will receive a decision from your informal meeting by May 20.

If you do not appeal within 30 days, you can still protest the value or classification of your property when you pay your taxes, or by January 31 if your taxes are paid out of an escrow account by a tax service. By law, you cannot have an equalization appeal and a payment-under-protest appeal for the same property in the same tax year.

During the informal meeting, the appraiser will explain how the value was determined. During or before the meeting, you should also review information the Appraiser's Office has on properties comparable to your own and sales of comparable properties. The burden of proof for real property valuation is the duty of the County Appraiser's Office. However, supplying the appraiser with supporting documentation to validate your opinion of value for the property under appeal is recommended.

Please remember that the County Appraiser is required by law to value property in a uniform and equal manner and should not be considered an adversary. An increase in value does not necessarily result in an increase in taxes. The revenue needed for local services is set during budget hearings held in August. Increases or decreases in property values do not change the amount of tax dollars needed for local services.

A Guide to the Appeal Process in Kansas is available at your County Appraiser's Office, or website.

IF YOU HAVE QUESTIONS PLEASE CALL THE SEDGWICK COUNTY APPRAISER'S OFFICE AT (316) 660-5443

WEB PAGE ADDRESS www.sedgwickcounty.org/appraiser

Jeremy Long 09/05/24