

**SGORIONPROD Expanded Appraisal Card**

Quick Ref: R108387

Parcel ID: 087-128-28-0-44-01-022-00

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

**OWNER NAME AND MAILING ADDRESS**

LONG JEFF

1409 S HYDRAULIC

WICHITA, KS 67211-3616

**PROPERTY SITUS ADDRESS**

1409 S HYDRAULIC AVE

WICHITA, KS 67211

**LAND-BASED CLASSIFICATION SYSTEM**

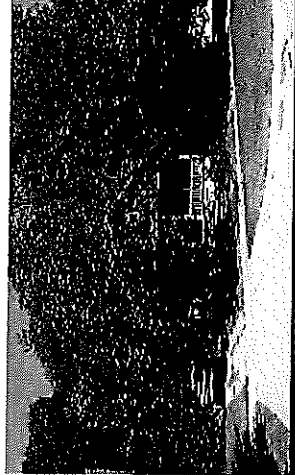
Function: 1101 Single family res. Six:  
 Activity: 1100 Household activities  
 Ownership: 1100 Private-fee simple  
 Site: 6000 Developed site - with building

**GENERAL PROPERTY INFORMATION**

Prop Class: R Residential - R  
 Property Type: RU-Urban Res Homesite  
 Living Units: 1  
 Zoning: TF-3  
 Multi-Zoning: N Non-Conforming: N  
 Neighborhood: 333.0 333.0  
 Economic Adj. Factor: /  
 Map / Routing: 0602 USD 259  
 School District: 00127823  
 Legacy ID:  
 Investment Class:  
 Tax Unit Group: 6702-6702 001 WICHITA U-259

**TRACT DESCRIPTION**

LOTS 9-11 HYDRAULIC AVE.  
 MC CORMICKS ADD.



128280-440102200 08/13/2020

Image Date: 09/15/2020

**PROPERTY FACTORS**

Topography: Level - 1  
 Utilities: All Public - 1  
 Access: Paved Road - 1, Alley - 7  
 Fronting: Secondary Street - 3  
 Location: Neighborhood or Spot - 6  
 Parking Type: Off Street - 1  
 Parking Quantity: Adequate - 2  
 Parking Proximity: On Site - 3  
 Parking Covered:  
 Parking Uncovered:

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
08/02/2019	12:16 PM	17	RE	522/562		
07/30/2019	7:26 AM	11	RE	522		
06/12/2013	8:29 AM	11	RE	522		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp

**2024 APPRAISED VALUE**

Cls	Land	Building	Total
R	11,200	41,200	52,400
<b>Total</b>	<b>11,200</b>	<b>41,200</b>	<b>52,400</b>

**2023 APPRAISED VALUE**

Cls	Land	Building	Total
R	11,200	41,200	52,400
<b>Total</b>	<b>11,200</b>	<b>41,200</b>	<b>52,400</b>

**MISCELLANEOUS IMPROVEMENT VALUES**

Class	Value	Reason Code

**NEW CONSTRUCTION**

Class	Value	Reason Code

**MARKET LAND INFORMATION**

Size	Type	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	S/Unit	Value Est
From	8-No Value - 8	0		140	1.03								RL1001	70.00	0.00	0.00	0.00		0
Sqft	1-Primary Site - 1	50											R0106	7,000.00	1.59	0.53	0.53	1.58	11,200

Total Market Land Value 11,200

09/05/24 AS/SF 0  
 A083  
 7,083  
 Authentisign  
 Jeremy Long

SGORIONPROD Expanded Appraisal Card

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

Quick Ref: R108387

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

DWELLING INFORMATION

Situs: 1409 S HYDRAULIC AVE WICHITA, KS
Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Bilt: 1920 Est: Yes
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units: 960

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: 05
Family Rooms: 1
Full Baths: 1
Garage Cap:
Foundation: Block - 3
Model/Mkt Area: 01 - <=75,000
Bedrooms: 02
Half Baths:

CALCULATED VALUES

Cost Land: 11,200
Cost Building: 48,580
Cost Total: 59,780
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value: 59,700
MRA Value: 61,000
Weighted Estimate: 58,300
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Dwelling RCN: 162,460
Percent Good: 32
Mkt Adj: 87 Eco Adj: 100
Building Value: 45,230
Other Improvement RCN: 12,820
Other Improvement Value: 3,350

FINAL VALUES

Value Method: PRIOR
Land Value: 11,200
Building Value: 41,200
Final Value: 52,400
Prior Value:

DWELLING INFORMATION

Total Living Area: 960
Calculated Area: 960
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: FR CDU Rsm: LN
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Remodel Descrip:
Percent Complete:
Assessment Class:
MU Cls/Pct:

OTHER-BUILDING IMPROVEMENTS

Table with columns: No., Occupancy, MSCI's Rank, Qty, Yr Bilt, Eff Yr, LBCS, Area, Perim, Hgt, Dimensions, Stor'es, Phys, Func, Econ, OVR%, Rsn, Cls, % Comp, RCN, %Gd, Value

DWELLING COMPONENTS

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

Authentisign
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 *

\*Information on the property card is as of January 1st

Authentisign  
**Jeremy Long** 09/05/24

# 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
<b>Total:</b>	<b>115.185000</b>

Authentisign  


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  Representative/Agent Daytime Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

An appeal meeting will be scheduled for parcel: 087128280440102200 / 00127823 / R108387

Please check reason(s) for appeal:	
<input type="checkbox"/> Value is over market value	<input type="checkbox"/> Property characteristics incorrect
<input type="checkbox"/> Value is unequal compared with other properties	<input type="checkbox"/> Classification is Incorrect
<input type="checkbox"/> Land description is Incorrect	<input type="checkbox"/> Recent sale of property
<input type="checkbox"/> Recent appraisal of property	<input type="checkbox"/> Damage to improvements
<input type="checkbox"/> Other _____	
Owner's opinion of value \$ _____	

Please check type of meeting:
<input type="checkbox"/> Request a meeting by phone

**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](http://www.sedgwickcounty.org/appraiser)**

Authentisign  
**Jeremy Long**

09/05/24