



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: 0602 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

Class Value Reason Code

NEW CONSTRUCTION

Class Value Reason Code

MARKET LAND INFORMATION

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
Sqft 1-Primary Site - 1 17,183 R0142 17,000.00 1.27 0.27 0.27 1.26 21,700

*CRM 11-8-23
PKM 11-8-23*

Total Market Land Value 21,700



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

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

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

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
1	152-Residential Garage - Detac	D	1.00	1	1956			440	84	8	022 X 20	1	3	3						12,080	36	4,610
2	133-Prefabricated Storage Shec	D	2.33	1	1956			121		8		1	4	4						3,340	58	2,050

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		50		
2	133-Veneer, Masonry		50		
3	208-Composition Shingle		100		
4	351-Warmed & Cooled Air		100		
5	402-Automatic Floor Cover Allowance				
6	601-Plumbing Fixtures	10			
7	602-Plumbing Rough-ins	1			
8	622-Raised Subfloor	2,000			
9	644-Double 1-Story Fireplace	1			
10	901-Open Slab Porch	117			

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
11	901-Open Slab Porch	225			
12	903-Wood Deck	177			
13	905-Raised Slab Porch with Roof	8		1.00	

CRM 11-8-23
PRM 11-8-23



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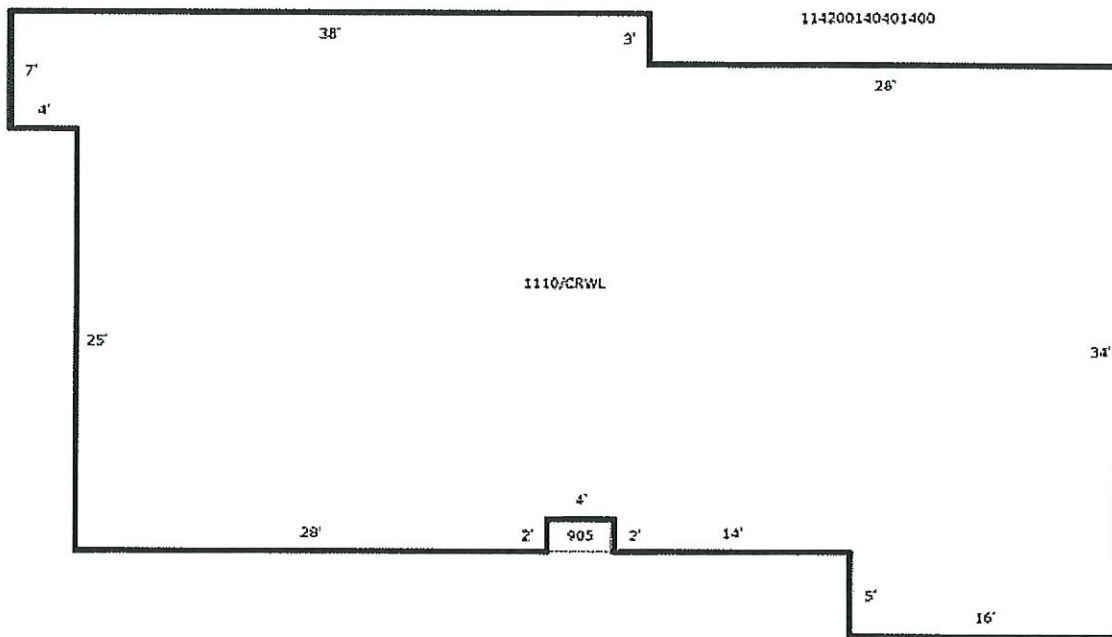
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Sketch by Reps Sketch

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PKM
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