



Parcel ID: 087-192-03-0-24-01-014.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R167241



Tax Year: 2024

Run Date: 6/23/2024 6:47:52 PM

OWNER NAME AND MAILING ADDRESS

HIGGINS, LAWRENCE E REV TR

3919 S WEST ST

WICHITA, KS 67217-3807

PROPERTY SITUS ADDRESS

2565 S SARATOGA CT
KS 67052

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: RR-Rural Res Homesite
Living Units: 1
Zoning: RR
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 713.8 713.8
Economic Adj. Factor:
Map / Routing: /
School District: 0608 USD 265
Legacy ID: 00574801
Investment Class:
Tax Unit Group: 1102-1102 740 ILLINOIS TWP
U-265 IL

TRACT DESCRIPTION

LOT 1 BLOCK 1
BLUEGRASS ESTATES ADD



192030240101400 09/20/2018

Image Date: 10/11/2018

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Well - 5, Septic - 6
Access: Semi Improved Road - 2
Fronting: Residential Lane - 5
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
11/30/2023	11:00 AM	17	RE	549/591		
11/27/2023	2:43 PM	11	RE	549		
09/16/2021	8:00 AM	9	MU	542		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
23-RS3751	24,000	Roof	10/25/2023	C	100
17-001527	21,500	OB&Y	05/24/2017	C	100
17-000282	50,000	Ag Bldg	02/02/2017	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	75,600	831,920	907,520
Total	75,600	831,920	907,520

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	75,600	680,420	756,020
Total	75,600	680,420	756,020

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

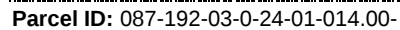
Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Acre	1-Primary Site - 1	4.54											RA0125	5.00	15,900.00	8,500.00	8,500.00	16,652	75,600

Total Market Land Value 75,600

DWELLING INFORMATION			COMP SALES INFORMATION			CALCULATED VALUES		
Situs: 2565 S SARATOGA CT KS 67052			Arch Style: 16-Walkout Ranch			Cost Land: 75,600		
Res Type: 1-Single-Family Residence			Bsmt Type: 5-Walkout - 5			Cost Building: 831,920		
Quality: 5.00-VG			Total Rooms: 12 Bedrooms: 5			Cost Total: 907,520		
Year Blt: 2016 Est:			Family Rooms: 1			Ag Use Land: 0		
Eff Year:			Full Baths: 4 Half Baths: 1			Ag Buildings: 0		
MS Style: 1-One Story			Garage Cap:			Misc. Buildings: 0		
LBCSStruct: 1110-Detached SFR unit			Foundation: Concrete - 2			Manufactured Homes: 0		
No. of Units:			Model/Mkt Area: 07 - >400,000			Income Value: 0		
Total Living Area: 3,194						Market Value: 868,900		
Calculated Area: 3,194						MRA Value: 784,200		
Main Floor Living Area: 3,194						Weighted Estimate: 888,000		
Upper Floor Living Area Pct:						New Construction: 0		
CDU: AV						Indexed Value: 0		
Phys/Func/Econ: AV / /			IMPROVEMENT COST SUMMARY					
Ovr Pct Gd/Rsn:			Dwelling RCN: 806,520			Value Method: COST		
Remodel:			Percent Good: 95			Land Value: 75,600		
Remodel Descrip:			Mkt Adj: 100 Eco Adj: 100			Building Value: 831,920		
Percent Complete:			Building Value: 766,200			Final Value: 907,520		
Assessment Class:			Other Improvement RCN: 93,380			Prior Value:		
MU CIs/Pct:			Other Improvement Value: 65,720					

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
	477-Farm Utility Building	D	2.33	1	2017			2,400	196	16	50 X 48	1.00	3	3					0	51,770	81	41,930
	163-Site Improvements	S	2.00	1	2017			10		8		1.00	3	3					0	5,480	65	3,560
	163-Site Improvements	C	2.00	1	2017			10		8		1.00	3	3					0	36,130	56	20,230

DWELLING COMPONENTS						DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year	No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		50			10	693-Site Improvements (Depreciated)	20,690			
2	131-Veneer, Brick		50			11	701-Attached Garage	1,812			
3	208-Composition Shingle		100			12	736-Garage Finish, Attached	1,812			
4	351-Warmed & Cooled Air		100			13	801-Total Basement Area	3,194			
5	402-Automatic Floor Cover Allowance					14	902-Raised Slab Porch	42			
6	601-Plumbing Fixtures	22				15	904-Slab Porch with Roof	170	3.00		
7	602-Plumbing Rough-ins	1				16	904-Slab Porch with Roof	172			
8	622-Raised Subfloor	3,194				17	905-Raised Slab Porch with Roof	55			
9	648-Direct-Vented, Gas	2				18	905-Raised Slab Porch with Roof	146			



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No.	Code	Units	Pct	Size	Other	Rank	Year
	918-Single -Metal on Wood Frame		100				
	8002-Porch, Open Slab	620					
	6606012-Residential Pool, Vinyl Linec	800					

Sketch by Apex Sketch

