



Parcel ID: 087-203-05-0-23-04-024.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R171627



Tax Year: 2025 Run Date: 8/7/2025 12:20:13 PM

OWNER NAME AND MAILING ADDRESS

HILL RONALD D & DORIS J

2734 S CARRWOOD CR

WICHITA, KS 67215-1538

PROPERTY SITUS ADDRESS

2734 S CARRWOOD CIR

WICHITA, KS 67215

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: 526.0 526.0
Economic Adj. Factor:
Map / Routing: /
School District: 0608 USD 265
Legacy ID: 00244021
Investment Class:
Tax Unit Group: 6722-6722 057 WICHITA U-265-GCD WA

TRACT DESCRIPTION

LOT 28 BLOCK B
THE NETT PARK ADD.



203050230402400 09/30/2024

Image Date: 10/29/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
07/07/2022	3:00 PM	9	MU	418		
05/25/2021	2:24 PM	11	RE	553		
09/21/2016	1:00 PM	17	RE	522/546		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
21-RS0404	10,000	Roof	03/11/2021	C	100
00001	64,000		08/01/1988	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	42.200	244.500	286.700

Total 42.200 244.500 286.700

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	31,600	238,900	270,500

Total 31,600 238,900 270,500

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Size	Type	Link	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
Fron	8-No Value - 8		0	73	130	1.00								RL1001	70.00	0.00	0.00	0.00		0
Sqft	10-Cul-de-sac - 10		11,598											R0174	8,000.00	5.00	0.60	0.60	3.64	42,200

Total Market Land Value 42,200



Parcel ID: 087-203-05-0-23-04-024.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R171627



Tax Year: 2025

Run Date: 8/7/2025 12:20:13 PM

DWELLING INFORMATION			COMP SALES INFORMATION			CALCULATED VALUES		
Situs: 2734 S CARRWOOD CIR WICHITA, KS			Arch Style: 16-Walkout Ranch			Cost Land: 42,200		
Res Type: 1-Single-Family Residence			Bsmt Type: 5-Walkout - 5			Cost Building: 280,280		
Quality: 3.00-AV			Total Rooms: 5 Bedrooms: 3			Cost Total: 322,480		
Year Blt: 1988 Est:			Family Rooms:			Ag Use Land: 0		
Eff Year: Link:			Full Baths: 3 Half Baths:			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: 04			Income Value: 0		
Total Living Area: 1,855						Market Value: 328,900		
Calculated Area: 1,855						MRA Value: 302,800		
Main Floor Living Area: 1,855						Weighted Estimate: 328,700		
Upper Floor Living Area Pct:						New Construction: 0		
CDU: AV						Indexed Value: 313,800		
Phys/Func/Econ: AV / /			IMPROVEMENT COST SUMMARY					
Ovr Pct Gd/Rsn:			Dwelling RCN: 333,780			Value Method: OVR		
Remodel:			Percent Good: 77			Land Value: 42,200		
Remodel Descrip:			Mkt Adj: 105 Eco Adj: 100			Building Value: 244,500		
Percent Complete:			Building Value: 269,860			Final Value: 286,700		
Assessment Class:			Other Improvement RCN: 33,070			Prior Value:		
MU CIs/Pct:			Other Improvement Value: 10,420					

IMPROVEMENT COST SUMMARY			
Dwelling RCN:			333,780
Percent Good:			77
Mkt Adj:	105	Eco Adj:	100
Building Value:			269,860
Other Improvement RCN:			33,070
Other Improvement Value:			10,420

FINAL VALUES	
Value Method:	OVR
Land Value:	42,200
Building Value:	244,500
Final Value:	286,700
Prior Value:	

OTHER BUILDING IMPROVEMENTS																								
No.	Link	Occupancy	MSCIs	Rank	Qty	Yr	Blt	Eff	Yr	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
		163-Site Improvements	C	2.00	1	1988				10		8		1	3	3						24,550	30	7,730
		163-Site Improvements	C	2.00	1	1989				10		8		1	3	3						8,530	30	2,690

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
1	104-Frame, Plywood or Hardboard		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	11			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,855			
8	641-Single 1-Story Fireplace	1			
9	701-Attached Garage	528			
10	736-Garage Finish, Attached	528			

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
11	801-Total Basement Area	1,626			
12	803-Partition Finish Area	820			
13	901-Open Slab Porch	60	3.00		1988
14	903-Wood Deck	130	3.00		1988
15	903-Wood Deck	80			1989
16	903-Wood Deck	120	2.00		1989
17	904-Slab Porch with Roof	58			
18	905-Raised Slab Porch with Roof	114			



Parcel ID: 087-203-05-0-23-04-024.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R171627

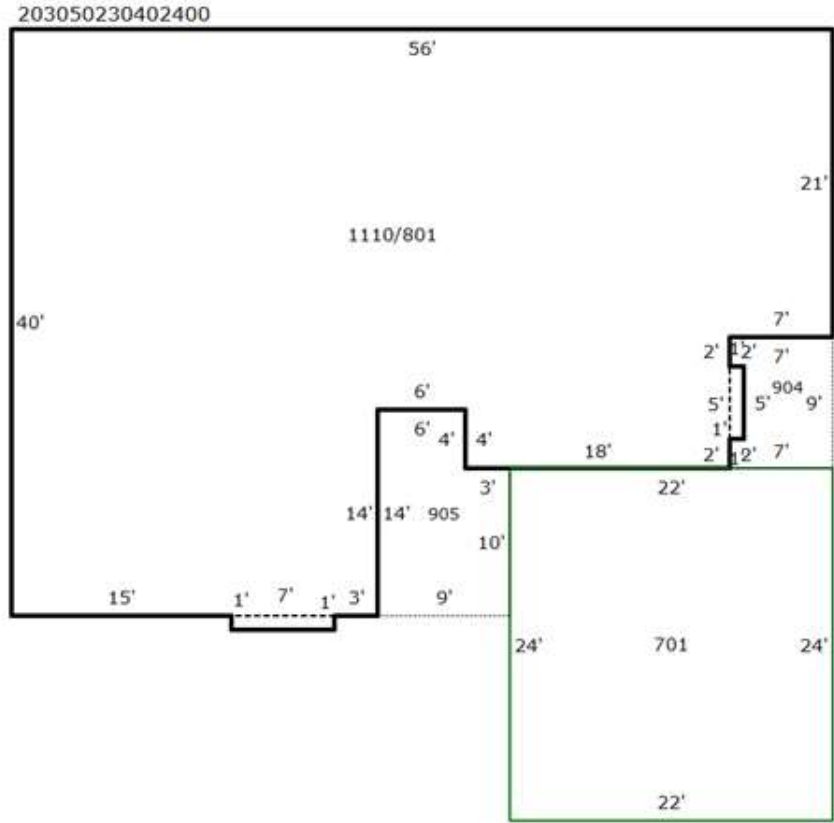


Tax Year: 2025 Run Date: 8/7/2025 12:20:13 PM

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
	6606012-Residential Pool, Vinyl Linec	544					1988
	6602078-Gazebo, Standard	1					1989

Situs: 2734 S CARRWOOD CIR WICHITA, KS 67215



Sketch by Apex Sketch

