



Property Taxes and Appraisals

2734 S CARRWOOD CIR WICHITA

Property Description

Property Type	Urban Res Homesite
Legal Description	LOT 28 BLOCK B THE NETT PARK ADD.
Property Address	2734 S CARRWOOD CIR, WICHITA, KS 67215
Owner	HILL RONALD D & DORIS J
Mailing Address	2734 S CARRWOOD CR WICHITA KS 67215-1538
Geo Code	D 41286
PIN	00244021
AIN	203050230402400
Quick Ref ID	R171627
Tax Unit	6722 057 WICHITA U-265-GCD WA
Land Use	1101 Single family detached dwelling
2025 Market Land Square Feet	11,598
2025 Total Acres	0.27
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$286,700
2025 Assessment Value	\$32,971

Residential Structure Characteristics

Year Built	1986
Architectural Style	Walkout Ranch
Main Floor Area	1,855
Upper Floor Area	0

8-13-25
Dawn Hill
Rachael Hill
8-13-25

Above Ground Living Area	1,855
Bedrooms	3
Full Bathrooms	3
Half Bathrooms	0
Basement Type	Walkout - 5
Total Basement Area	1,626
Recreation Room Basement Finished Area	0
Basement Finished Living Area	820
Condition/Desirability/Utility	AV
Physical Condition	AV
More Details	Documents/Reports

Property Value Estimates

[Final Value Section Explanation](#)

2025 Appraised Value	\$286,700
2025 Value Method	OVR
Override Reason	Four (4) Year Index
Method	Value
Cost Estimate	\$322,480
Market Estimate	\$328,900
MRA Estimate	\$302,800
Weighted Estimate	\$328,700
Indexed Estimate	\$313,800

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

Appraisal Values

Year	Class	Values	
2025	Residential	\$42,200 Land	
		\$244,500 Improvements	
		\$286,700 Total	(+6%)

Assessment Values

Year	Class	Values	
2025	Residential	\$4,853 Land	
		\$28,118 Improvements	
		\$32,971 Total	(+6%)

David J Hall
8-13-25
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8-13-25

Year	Class	Values
2024	Residential	\$31,600 Land \$238,900 Improvements \$270,500 Total
2023	Residential	\$31,600 Land \$238,900 Improvements \$270,500 Total (+10%)
2022	Residential	\$29,800 Land \$215,000 Improvements \$244,800 Total
2021	Residential	\$23,800 Land \$221,000 Improvements \$244,800 Total (+6%)
2020	Residential	\$23,800 Land \$207,100 Improvements \$230,900 Total (+10%)
2019	Residential	\$23,800 Land \$186,100 Improvements \$209,900 Total (+4%)
2018	Residential	\$18,400 Land \$183,400 Improvements \$201,800 Total (+16%)
2017	Residential	\$24,900 Land \$149,200 Improvements \$174,100 Total
2016	Residential	\$24,900 Land \$149,200 Improvements \$174,100 Total

Year	Class	Values
2024	Residential	\$3,634 Land \$27,474 Improvements \$31,108 Total
2023	Residential	\$3,634 Land \$27,474 Improvements \$31,108 Total (+11%)
2022	Residential	\$3,427 Land \$24,725 Improvements \$28,152 Total
2021	Residential	\$2,737 Land \$25,415 Improvements \$28,152 Total (+6%)
2020	Residential	\$2,737 Land \$23,817 Improvements \$26,554 Total (+10%)
2019	Residential	\$2,737 Land \$21,402 Improvements \$24,139 Total (+4%)
2018	Residential	\$2,116 Land \$21,091 Improvements \$23,207 Total (+16%)
2017	Residential	\$2,864 Land \$17,158 Improvements \$20,022 Total
2016	Residential	\$2,864 Land \$17,158 Improvements \$20,022 Total

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.00
Totals:		\$0.00	\$0.00	\$5.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	117.935000	\$3,496.21	\$5.00	\$0.00	\$0.00	\$3,501.21	\$3,501.21	\$0.00
2023	118.463000	\$3,588.42	\$6.38	\$0.00	\$0.00	\$3,596.80	\$3,596.80	\$0.00

2022	118.945000	\$3,256.54	\$8.38	\$0.00	\$0.00	\$3,264.92	\$3,264.92	\$0.00
2021	118.561000	\$3,291.74	\$7.90	\$0.00	\$0.00	\$3,299.64	\$3,299.64	\$0.00
2020	120.218000	\$3,146.24	\$7.80	\$0.00	\$0.00	\$3,154.04	\$3,154.04	\$0.00
2019	122.052519	\$2,900.23	\$7.80	\$0.00	\$0.00	\$2,908.03	\$2,908.03	\$0.00
2018	124.118000	\$2,834.40	\$5.88	\$0.00	\$0.00	\$2,840.28	\$2,840.28	\$0.00
2017	124.350000	\$2,443.74	\$5.88	\$0.00	\$0.00	\$2,449.62	\$2,449.62	\$0.00
2016	123.827000	\$2,433.26	\$4.88	\$0.00	\$0.00	\$2,438.14	\$2,438.14	\$0.00
2015	128.763000	\$2,456.62	\$4.88	\$0.00	\$0.00	\$2,461.50	\$2,461.50	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0608 USD 265	14.572000
0608 USD 265 SC	7.989000
0608 USD 265 SG	20.000000
0715 USD 265 BOND	12.041000
0903 GREENWOOD CEMETERY	0.316000
Total: 117.935000	

Davis J Hall
 8-13-25
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