



Parcel ID: 087-119-30-0-22-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R57030



Tax Year: 2022

Run Date: 9/15/2022 11:00:39 AM

OWNER NAME AND MAILING ADDRESS

KELLOGG DRIVE INVESTMENTS LLC

2024 N WOODLAWN STE 200

WICHITA, KS 67208-1878

PROPERTY SITUS ADDRESS

6801 E KELLOGG ST
WICHITA, KS 67207
6807 E KELLOGG ST
WICHITA, KS 67207

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store cent
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 861.9 861.9
Economic Adj. Factor:
Map / Routing: C / 119300220100100
School District: 0602 USD 259
Legacy ID: 00189039
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOT 1 ANDEEL 2ND.
ADDITION



119300220100100 10/07/2021

Image Date: 10/25/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Frontage Road - 8
Location: Major Strip - 4
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/07/2021	1:30 PM	6	RE	569		
02/21/2017	1:45 PM	11	RE	483		
08/30/2012	2:55 PM	15	RE	477		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-RS9248	0	Roof	11/21/2019	C	100
10569	25,897		10/08/2007	C	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	315.100	779.900	1,095.000
Total	315.100	779.900	1,095.000

2021 APPRAISED VALUE

Cls	Land	Building	Total
C	315,100	1,042,700	1,357,800
Total	315,100	1,042,700	1,357,800

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	63,010				5	50						42	40,000.00	10.00	10.00	10.00	5.00	315,100

Total Market Land Value 315,100

GENERAL BUILDING INFORMATION										APARTMENT DATA								CALCULATED VALUES			
Situs: 6801 E KELLOGG ST WICHITA, KS 67207										1	2	3	4	5	6	7	8	Cost Land:	315,100		
LBCS Structure Code: 2591-Strip shopping center										Units:								Cost Building:	1,259,610		
Bldg No. & Name: 1 1-NERF WARZ & TENANTS										BR Type:								Cost Total:	1,574,710		
Identical Units: 1 No. of Units:										Baths:								Ag Use Land:	0		
Total Bldg Area: 21,864 Unit Type:																		Ag Buildings:	0		
MS Mult: MS Zip:																		Misc. Buildings:	0		
IMPROVEMENT COST SUMMARY										FINAL VALUES								Manufactured Homes:	0		
Building RCN: 2,088,820										Value Method: OVR								Income Value:	0		
Mkt Adj: 100 Eco Adj:										Land Value: 315,100								Market Value:			
Building Value: 1,029,260										Building Value: 779,900								MRA Value:			
Other Improvement RCN: 121,940										Final Value: 1,095,000								New Construction:	0		
Other Improvement Value: 36,580										Prior Value:								Indexed Value:	0		

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS																						
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	412-Neighborhood Shopping Ctr	C	2.33	1973		01 / 01		21,372	646	15	3	3				034			0	2,029,930	49	994,660
2	412-Neighborhood Shopping Ctr	D	2.33	1973		01 / 01		375	55	9	3	3				034			0	43,380	49	21,260
3	412-Neighborhood Shopping Ctr	D	2.33	2010		01 / 01		117	31	9	3	3				034			0	15,510	86	13,340

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	163-Site Improvements	C	2.00	1	1975			10		8			1.00	3	3				0	121,940	30	36,580

COMMERCIAL BUILDING SECTION COMPONENTS								OTHER BUILDING IMPROVEMENT COMPONENTS							
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	812-Concrete Block		72					1	8350-Paving, Asphalt with Base	33,500					
1	803-Block with EIFS		28												
1	611-Package Unit		100												
1	8065-Canopy, Retail Wood Frame	1,771													
2	887-Stud -Hardboard Siding		100												
2	611-Package Unit		100												
3	887-Stud -Hardboard Siding		100												
3	649-No HVAC														



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GENERAL BUILDING INFORMATION

Situs: 6801 E KELLOGG ST WICHITA, KS 67207
LBCS Structure Code: 2591-Strip shopping center
Bldg No. & Name: 2 1-NERF WARZ & TENANTS
Identical Units: 1 No. of Units:
Total Bldg Area: 3,900 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 315,100
Cost Building: 1,259,610
Cost Total: 1,574,710
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 352,300
Mkt Adj: 100 Eco Adj:
Building Value: 193,770
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 315,100
Building Value: 779,900
Final Value: 1,095,000
Prior Value:

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	412-Neighborhood Shopping Ctr	S	1.67	1981		01 / 01		2,400	140	16	3	3				045			0	241,530	55	132,840
2	412-Neighborhood Shopping Ctr	S	1.67	1981		01 / 01		1,500	60	16	3	3				034			0	110,780	55	60,930

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	916-Single -Metal on Steel Frame		100				
1	611-Package Unit		100				
1	8065-Canopy, Retail Wood Frame	100					
1	763-Mezzanines-Storage	2,100					
2	916-Single -Metal on Steel Frame		100				
2	611-Package Unit		100				



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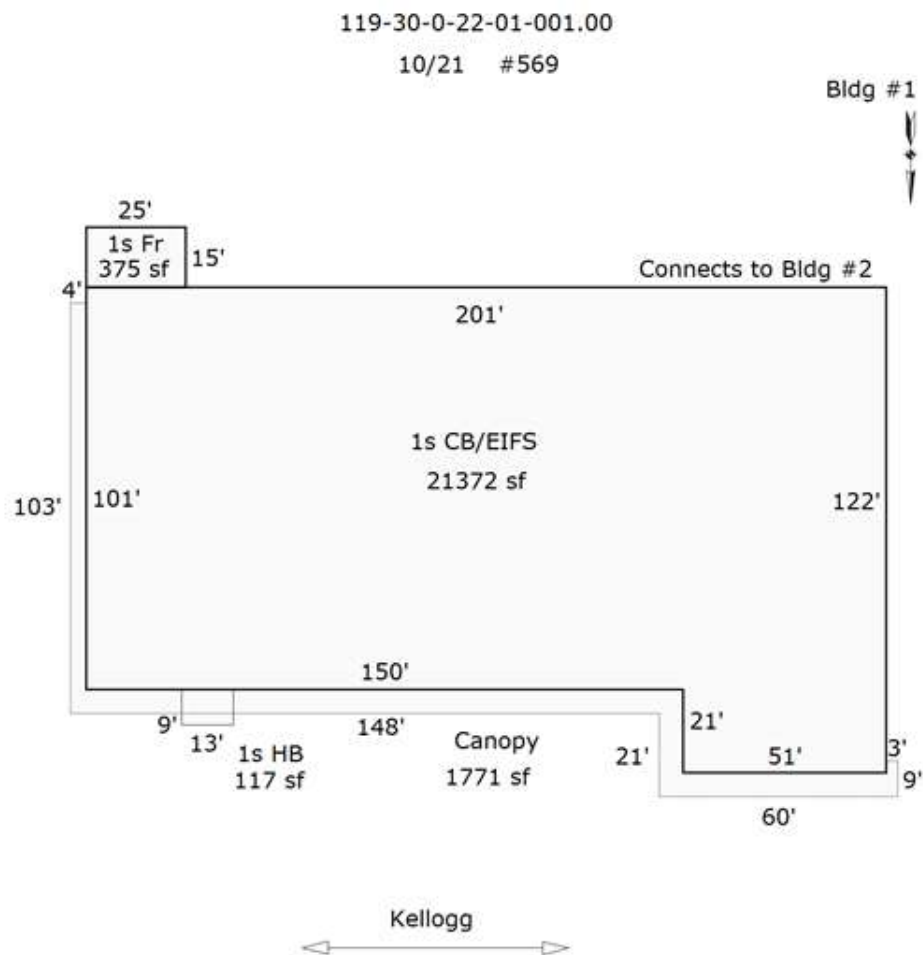
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Plot Plan Sketch



Drawn by: [Name]