

SALES COVER SHEET

COV Recorded Date: 05/17/2024 Qref ID: R301896 PID: 99999999 MKT Area: 5

COV #: 999999 DEED TYPE: Warranty Deed - 1 NBHD: 330

CLASS: Farm Homesite LBCS: Single family residence (detached) SPLIT: MULTI:

BOOK: 99 PAGE: 99999 SALE TYPE: Land & Building - 2

SALE DATE: 05/01/2024 SALE PRICE: \$200,000 APPRAISED VALUE: \$371540

APPR/SP RATIO: 185.77 COST RATIO: EXCLUDE FROM SALES RATIO:

BUYER: TEST OWNER NAME **VERIFIED BY**

SELLER: TEST BUYER NAME BUYER [] SELLER [] AGENT []

SITUS: 12345 TEST STREET DR LISTING [] FSBO [] SVQ []

Kansas City KS 66109 BUYERS LTR [] GREEN CARD []

COMMENT: _____

VALIDITY: 2 SOURCE: 8 IF 7, EXPLAIN: _____

DAYS ON MARKET: _____

NEEDS SALES CALL: YES NO

CALLS CALL DATE CALL TIME CONTACT NAME/TYPE STATUS

1 _____ Insp Date/Apr: _____

2 _____ DE Date/Apr: _____

3 _____ Reviewer: _____

Contact Name: _____

KUPN: 99999999

Appraiser: _____

Sale Price: 200,000

Date: _____

Sale Price Confirmation

What was the asking price? _____ What was the final sales price? _____ Notes: _____

Did the seller assist with any of the closing cost? _____ If yes, amount? _____

Was personal property included in the sales price? _____ If yes, are these items specified in the purchase agreement? _____

(Ex: Lawn Mowers, Farm Equipment, furniture, etc.)

If yes, what was the dollar amount of the items included? _____

Marketing

How was the sale price determined? _____

(Ex: comparable sales in area, previous county appraisal, fee appraisal, payoff of mortgage balance, etc.)

How was the property exposed? _____

Was there any relationship between the parties of the sale? _____

(RE Agent, For Sale by Owner, word-of-mouth, newspaper ad, seller approached by buyer, buyer approached seller, auction company, or website, etc.)

Was this a foreclosure or a short sale? _____

How long was the property on the market? _____

Was a fee appraisal completed on the property? _____

If yes, what was the concluded value of the property? _____

Was the property occupied at the time of the sale? _____

Will the property be used as a rental? _____ Is the property currently rented? _____

If yes, what is the proposed monthly rent? _____

Does the rent amount include any utilities? _____

Property Characteristics

Were any changes made to the property after January 1st of this year but prior to this sale? _____

If yes, when were those changes completed? _____

Have any changes been made to the property within the past two years that you are aware of? _____

Was the property in need of work at the time of the sale? _____

Have any changes been made to the property since the sale date? _____

What condition was the property in at the time of the sale? _____

Roof issues? _____ Foundation issues? _____ Water issues? _____ Mechanical issues? _____ Bedrooms? _____ Total Rooms? _____

Full Bathrooms? _____ Half Bathrooms? _____ Basement Finished? _____ If yes, approx. square footage? _____

2nd Floor Living Area? _____ Is there any unfinished area upstairs? _____ Are there permanent stairs that lead upstairs? _____

Heating and Cooling Type? _____ Fireplaces? _____ Extra Vanities/Spa Tubs/Sinks? _____ Garages? _____

Are there any outbuildings on the property and what condition are they in? _____

Is there anything that you feel that the County should know that would affect the value of this property? _____

WYCAMA2 Property Record Card

Quick Ref: R301896 Tax Year: 2025 Run Date: 10/31/2024 12:33:47 PM

Parcel ID: 9999999

OWNER NAME AND MAILING ADDRESS

TEST OWNER NAME

12345 ST TEST
KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

12345 TEST STREET DR
Kansas City, KS 66109

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
Living Units: 1
Zoning: AG (Wvco)
Neighborhood: 330 330
Economic Adj. Factor:
Map / Routing: 9999999 / 9999999
Tax Unit Group: 010-Kansas City - 010



Image Date: 07/24/2024

PROPERTY FACTORS

Topography: Above Street - 2, Rolling - 4
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

Test Subd, Ssec, Town, Rmg, BLOCK Test Block,
Lot Test Lot - Lot, ACRES 0.06, Addt. Info

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
NEW CONSTRUCTION		

NEW CONSTRUCTION

Class	Value	Reason Code
NEW CONSTRUCTION		

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff	FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Soft	1-Primary Site - 1						TO	90						LBW2	12,500.00	2.60	0.30	0.60	35,330

Total Market Land Value 35,330

INSPECTION HISTORY					
Date	Time	Code	Reason	Appraiser	Contact
08/10/2022	8:09 AM	5	17	AG	
03/01/2022	10:00 AM	5	17	JNR	
07/08/2014	12:00 PM	9	17	RS	

SALES INFORMATION					
Date	Type	Sale Amount	Src	Validity	Inst Type
05/01/2024	2	200,000	8	2	Warrantv Deed - 1
01/01/2020	2	100,000	10	0	Warrantv Deed - 1
09/27/2010	2	95,000	1	14	Warrantv Deed - 1

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp
123456	10,000	Exterior Alteration	02/27/2018	C	100

RECENT APPEAL HISTORY					
Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action

2025 APPRAISED VALUE					
Cls	Land	Building	Total	Cls	Land
F	77,900	1,319,350	1,397,250	F	77,900
A	12,690	0	12,690	A	12,690
Total	90,590	1,319,350	1,409,940	Total	90,590

2024 APPRAISED VALUE					
Cls	Land	Building	Total	Cls	Land
F	77,900	1,319,350	1,397,250	F	77,900
A	12,690	0	12,690	A	12,690
Total	90,590	1,319,350	1,409,940	Total	90,590

PARCEL COMMENTS

GenLink: 105-000-00-00-00-00-000.00-0-0; **GenCom:** GenTab Comment Test; **GenFlag:** Test Parcel; **Prop-FN:** Prop pg field notes; **Prop-NC:** APPRAISER NOTE, BAD DOG; **Prop-Com:** Prop pg cmnts; **App-Com:** INF-25811-2012-; **Val-Com:** 2024 TEST PARCEL - RJD; **Land-Ac/Sf:** 2023 LQC JR Mkt Land Line Comment

WYCAMA2 Property Record Card

Parcel ID: 9999999 Quick Ref: R301896 Tax Year: 2025 Run Date: 10/31/2024 12:33:47 PM

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:	1-Single-Family Residence	Arch Style:	04-Conventional	Dwelling RCN:	370,945
Quality:	3.33-AV+	Bsmt Type:	4-Full - 4	Percent Good:	83
Year Blt:	1990	Total Rooms:	7 Bedrooms: 3	Mkt Adj:	100
Est:		Family Rooms:	1	Eco Adj:	100
Eff Year:	5-1 1/2 Story Finished	Full Baths:	1	Building Value:	307,880
MS Style:	1110-Detached SFR unit	Garage Cap:	2	Other Improvement RCN:	43,590
LBCSStruct:	Concrete - 2	Foundation:	Concrete - 2	Other Improvement Value:	28,330

CALCULATED VALUES	
Total Living Area:	2,250
Calculated Area:	2,250
Main Floor Living Area:	1,500
Upper Floor Living Area Pct:	50.00
CDU:	AV+
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2010 / Misc Updates
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

FINAL VALUES	
Value Method:	COST
Land Value:	35,330
Building Value:	336,210
Final Value:	371,540
Prior Value:	1,452,550

BUILDING COMMENTS

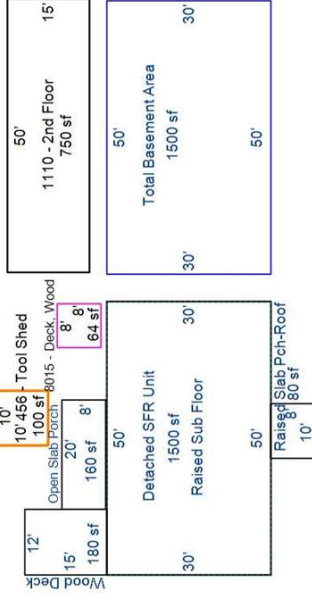
DwellCom: A2-old vector comments; DwellComp: *601 dbl vanity; OthPhys: OthImp of Bldg Phys Comment; OthFunc: OthImp of Bldg Funct Comment; OthInfo: OthImp of Bldg Comment

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	163-Site Improvements	B	2.00	1	1990			10		8	30 X 16	1.00	3	2					43,590	65	28,330

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets	8	100		
208-Composition Shingle	1	100		
351-Warmed & Cooled Air	2,250	100		
402-Automatic Floor Cover Allowance	1	100		
601-Plumbing Fixtures	1,500			
602-Plumbing Rough-ins	160			1980
622-Raised Subfloor	180			1980
641-Single 1-Story Fireplace				
801-Total Basement Area				
901-Open Slab Porch				
903-Wood Deck				
905-Raised Slab Porch with Roof				
909-Wood Deck				



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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6606001-Residential Pool, Gunite	480			92		1990



Wyandotte County Appraiser's Office

Matthew Willard, RMA, AAS, CPM

County Appraiser



SALE VERIFICATION QUESTIONNAIRE

Our office has received a copy of a deed which indicates you were involved in a recent property transfer in Wyandotte County. Kansas statute requires the County Appraiser's Office to appraise real estate within its jurisdiction yearly. In meeting this requirement, the quality and quantity of the information collected regarding sales becomes critical. Your cooperation in furnishing the needed information is both necessary and greatly appreciated. Please take a few minutes to complete the following questionnaire and return it to the Appraiser's Office within the next ten (10) days via mail, hand deliver, email, fax, or submit this form online at <https://www.wycokck.org/Departments/Appraisers-Office/Forms>, under Questionnaires select Sales Verification Questionnaire.

TEST OWNER NAME
12345 ST TEST
KANSAS CITY KS 66109

Qref ID: R301896
Sale Date: 05/01/2024
COV: 999999

Property Address: 12345 TEST STREET DR
Kansas City KS 66109

Sale Information

How was the sale price determined? _____
(Ex: comparable sales in area, previous county appraisal, fee appraisal, payoff of mortgage balance, etc.)

How was the property exposed? _____
(Ex: real estate agent, for sale by owner, word-of-mouth, Facebook, sign in yard, newspaper ad, auction company, website, etc.)

How long was the property on the market? _____

What was the asking price? _____ What was the final sale price? _____

Did the seller assist with any of the closing cost? _____ If yes, amount? _____

Was there any relationship between the buyer and seller? _____ Did it affect the sale price? _____

Was this a foreclosure or a short sale? _____

Was a fee appraisal completed? _____ If yes, what was the appraised value? _____

What condition was the property in at the time of the sale? _____

Was the property in need of any work at the time of the sale? _____

Were any changes made to the property after January 1st of this year? _____

If Yes, when were those changes completed by? _____

Was there any major personal property included in the sale price? _____
(Ex: lawn mowers, farm equipment, furniture, etc.)

If yes, were these items specified in the bill of sale or purchase agreement? _____

If yes, what was the dollar amount of the items included? _____

Was the property occupied at the time of the sale? _____

Will this be used as a rental? _____ Monthly rent amount? _____ Utilities included? _____

8200 State Avenue Kansas City, Kansas 66112 Phone: (913) 573-8400 Fax: (913) 334-0418 Email:

wycopraiser@wycokck.org

Website: www.wycokck.org/appraiser

Please be aware our field staff will be out to verify property characteristic data, confirm exterior measurements on all structures, and take updated photos.

DWELLING CHARACTERISTICS

<p><u>MAJOR REMODELING AND MODERNIZATION</u> (Applicable to entire house and within last 5 years)</p> <p>Year _____ Remodeling Cost \$ _____</p> <p style="text-align: center;">(CIRCLE ALL THAT APPLY)</p> <p>Paint Flooring Roof HVAC Siding Room Addition Foundation Wiring Plumbing Fixtures Cabinets</p> <p style="text-align: center;"><u>ROOMS REMODELED</u></p> <p>Whole House Living Room Dining Room Kitchen Bathroom Bedroom Basement</p> <p>Other: _____</p> <p>Please estimate the percent complete: _____ %</p> <p><u>DWELLING ISSUES (CIRCLE ALL THAT APPLY)</u></p> <p>Structure Roof Water Leaks Outdated</p> <p style="text-align: center;"><u>HEATING (CIRCLE ALL THAT APPLY)</u></p> <p>Fuel Type: Gas Electric Oil Coal Solar None System Type: Forced Air Elect. Baseboard Solar Hot Water Heat Pump Wall Heater</p> <p>Other: _____</p> <p><u>AIR CONDITIONING (CIRCLE ALL THAT APPLY)</u></p> <p>Central Window Unit None</p> <p>Other: _____</p> <p style="text-align: center;"><u>NUMBER OF FIREPLACES</u></p> <p>Brick or Stone: _____ Pre-Fabricated/Built In: _____ Free Standing: _____ Direct-Vented, Gas/Electric: _____ Wood Burning Stove: _____ With Ducts: Yes / No</p>	<p style="text-align: center;"><u>NUMBER OF ROOMS ABOVE GRADE</u> (Do not include any rooms in basement)</p> <p>Bedroom(s): _____ Den / Study / Office: _____</p> <p>Kitchen: _____ Family Room: _____ Living Room: _____ Living/Dining Combo: _____ Separate Dining Room: _____ Kitchen/Dining Combo: _____ Other: _____</p> <p style="text-align: center;"><u>ATTIC (with permanent stairs)</u></p> <p>Living Area Unfinished None Size of area: _____</p> <p style="text-align: center;"><u>BASEMENT INFORMATION (CIRCLE ALL THAT APPLY)</u></p> <p>Slab Crawl Partial Full Walkout Ingress/Egress Windows: Yes / No</p> <p>Basement Under Main Floor Area: ¼ ½ ¾ 100%</p> <p style="text-align: center;"><u>FINISHED BASEMENT ROOMS</u></p> <p>Family/Rec Room: _____ Bedroom: _____ Bath: _____ Other Rooms: _____</p> <p>Finished Basement Area _____ sf or _____ %</p> <p>Is the quality of the floor, wall & ceiling finish equivalent to the main/upper floor living area? Yes / No</p> <p style="text-align: center;"><u>PLUMBING INFORMATION</u> (Number on all floors including basement)</p> <p>Full Bath: _____ 3/4 Bath: _____ 1/2 Bath: _____</p> <p><u>Number of Additional Fixtures:</u> Double Sink(s): _____ Laundry/Utility Sink: _____ Spa Tub: _____ Wet Bar: _____</p> <p style="text-align: center;"><u>GARAGE CAPACITY INFORMATION</u></p> <p>Attached: _____ car(s) Detached: _____ car(s)</p>
<u>CONDITION (use codes to the right)</u>	
<p>House Overall: _____ Roof: _____ Flooring: _____</p> <p>Electrical: _____ Plumbing: _____ Interior Walls/Ceiling: _____</p> <p>Foundation: _____ Infestations: _____ Exterior Walls: _____</p> <p>Other: _____</p>	<p>NF = Non-functional NW = Needs work Avg = Average for its age WM = Well maintained</p>

Is there anything that you feel the County should know that would affect the value of this property? _____

Signature: _____ **Date:** _____

Owner Tenant Agent Manager

Daytime Phone #: _____



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TEST BUYER NAME
12345 TEST STREET DR
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