# SALES COVER SHEET

COV Recorded Date: 05/17/2024	Qref ID: R301896	PID: 9999999		MKT Area: 5
COV #: 999999	DEED TYPE: Warranty Deed - 1	- 1		NBHD: 330
CLASS: Farm Homesite	LBCS: Single family residence (detached)	e (detached)	SPLIT:	MULTI:
BOOK: 99 PAGE: 99999		SALE TYPE: Land & Building - 2		
SALE DATE: 05/01/2024	SALE PRICE: \$200,000	000	APPRAISED VALUE: \$371540	: \$371540
APPR/SP RATIO: 185.77	COST RATIO:	EXCLUI	EXCLUDE FROM SALES RATIO:	TIO:
BUYER: TEST OWNER NAME			VERIFIED BY	
SELLER: TEST BUYER NAME		BUYER [ ]	SELLER [	] AGENT [ ]
SITUS: 12345 TEST STREET DR		[ ] FISTING [ ]	FSBO [	] SVQ [ ]
Kansas City KS 66109		BUYERS LTR [ ]	GREEN CARD [	
COMMENT:				
VALIDITY: 2 SOURCE:	: 8 IF <b>7</b> , EXPLAIN:			
DAYS ON MARKET:				
7			<u>ç</u>	
CALLS CALL DATE CALL TITLE		1rL 31A103	<u>os</u> Insp Date/Apr:	
2			DE Date/Apr:	
3			Reviewer:	

OR: R301896	Residential Sales Verification Form	ification Form	5	999999	<u> </u>
Contact Name:		KUPN: 9999999	6		
Appraiser:	Sale Price: 200,000	000 Date:			
	Sale Price Confirmation	onfirmation			
What was the asking price?	What was the final sales price?	price?	Notes:		
Did the seller assist with any of the closing cost?	<u>?</u> If yes, amount?				
Was personal property included in the sales price?		If yes, are these items specified in the purchase agreement?	ied in the purchase agre	eement?	
(Ex: Lawn Mowers, Farm Equipment, furniture, etc.)  If yes, what was the dollar amount of the items included?	included?				
	Marketing	eting			
How was the sale price determined?		)			
(Ex: comparable sales in area, previous county appraisal, fee appraisal, payoff of mortgage balance, etc.)	payoff of mortgage balance, etc.)				
How was the property exposed?	Was th	Was there any relationship between the parties of the sale?	veen the parties of the s	sale?	
(RE Agent, For Sale by Owner, word-of-mouth, newspaper ad, seller approached by buyer, buyer approached seller, auction company, or website, etc.)	proached by buyer, buyer approached se	ller, auction company, or website, et	(3		
Was this a foreclosure or a short sale?	How	How long was the property on the market?	n the market?		
Was a fee appraisal completed on the property?		If yes, what was the concluded value of the property?	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?	urrently rented?	
If yes, what is the proposed monthly rent?		Does the rent amount include any utilities?	clude any utilities?		
	Property Characteristics	aracteristics			
Were any changes made to the property after January 1st of this year but prior to this sale?	nuary 1st of this year but pri	ior 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?	ithin the past two years that	you are aware of?			
Was the property in need of work at the time of the sale?	the sale?				
Have any changes been made to the property since the sale date?	nce the sale date?				
What condition was the property in at the time of the sale?	of the sale?				
Roof issues? Foundation issues?	Water issues?	Mechanical issues?	Bedrooms?	Total Rooms?	
Full Bathrooms? Half Bathrooms?	Basement Finished?	If yes, approx	If yes, approx. square footage?		
2nd Floor Living Area? Is there any unfinished	anfinished area upstairs?	Are there	Are there permanent stairs that lead upstairs?	lead upstairs?	
Heating and Cooling Type?	Fireplaces?	Extra Vanities/Spa Tubs/Sinks?	/Sinks?	Garages?	
Are there any outbuildings on the property and what condition are they in?	what condition are they in?				
Is there anything that you teel that the County should know that would affect the value of this property?	hould know that would affe	ct the value of this prope	irty?/ 		

### WYCAMA2 Property Record Card

Parcel ID: 9999999

**Quick Ref:** R301896

**Tax Year:** 2025

Run Date: 10/31/2024 12:33:47 PM

# **OWNER NAME AND MAILING ADDRESS**

TEST OWNER NAME

PROPERTY SITUS ADDRESS 12345 ST TEST KANSAS CITY. KS 66109

12345 TEST STREET DR Kansas City, KS 66109

# LAND BASED CLASSIFICATION SYSTEM

Developed site - with building Single family re: Sfx: Household activities Private-fee simple 1101 1100 1100 6000 Ownership: Function: Activity: Site:



07/24/2024
Image Date:

Date Time Code Reason Appraiser Contact Code	8:09 AM 5 17	10:00 AM 5 17	9 17	SALES INFORMATION	Date Type Sale Amount Src Validity Inst Type COV	8 2 Warranty Deed - 1		Date 08/10/2022 03/01/2022 07/08/2014 Date 05/01/2024 01/01/2020	Time 8:09 AM 10:00 AM 12:00 PM <b>Type</b> 2 2		Reason 17 17 17 17 17 17 17 00,000 00,000 95,000	Appr. Appr. Ag	Son	Contact Contact Inst Type Warrantv Deed - 1 Warrantv Deed - 1	666
· · · · · · · · · · · · · · · · · · ·	Time Code Reason Appraiser Contact	Time Code Reason Appraiser Contact 8:09 AM 5 17 AG	Time         Code         Reason         Appraiser         Contact           8:09 AM         5         17         AG           10:00 AM         5         17         JNR	Time         Code         Reason         Appraiser         Contact           8:09 AM         5         17         AG           10:00 AM         5         17         JNR           12:00 PM         9         17         RS	Time         Code         Reason         Appraiser         Contact           8:09 AM         5         17         AG           10:00 AM         5         17         JNR           12:00 PM         9         17         RS           SALES INFORMATION	Time         Code         Reason         Appraiser         Contact           8:09 AM         5         17         AG           10:00 AM         5         17         JNR           12:00 PM         9         17         RS           SALES INFORMATION           Type         Sale Amount         Src         Validity         Inst Type         COV			i		INSPE	CTION	HISTORY		
8:09 AM 5 17 AG 10:00 AM 5 17 JNR 12:00 PM 9 17 RS SALES INFORMATION Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1 8	10:00 AM         5         17         JNR           12:00 PM         9         17         RS           SALES INFORMATION           Type         Sale Amount         Src         Validity         Inst Type           2         200,000         8         2         Warranty Deed - 1         8	12:00 PM 9 17 RS SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1 8	SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1	Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1	2 <b>200,000</b> 8 2 Warranty Deed - 1			01/01/2020	2	_	00.00	10	0	Warrantv Deed - 1	666666
8:09 AM 5 17 AG 10:00 AM 5 17 JNR 12:00 PM 9 17 RS  SALES INFORMATION  Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1 8	10:00 AM 5 17 JNR 12:00 PM 9 17 RS SALES INFORMATION Type Sale Amount Src Validity Inst Type 2 2 200,000 8 2 Warranty Deed - 1 5 100,000 10 0 Warranty Deed - 1 5	12:00 PM 9 17 RS SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1 2 100.000 10 0 Warranty Deed - 1 2	SALES INFORMATION	Type         Sale Amount         Src         Validity         Inst Type           2         200,000         8         2         Warranty Deed - 1           2         100,000         10         0         Warranty Deed - 1	2 200,000 8 2 Warrantv Deed - 1 2 100,000 10 0 Warrantv Deed - 1 1	2 100,000 10 0 Warranty Deed - 1	T	09/27/2010	2		95.000	_	14	Warrantv Deed - 1	78910
8:09 AM 5 17 AG 10:00 AM 5 17 JNR 12:00 PM 9 17 RS  SALES INFORMATION  Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1 2 100.000 10 0 Warranty Deed - 1 2 95,000 1 14 Warranty Deed - 1	10:00 AM 5 17 JNR 12:00 PM 9 17 RS SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1 2 100,000 10 0 Warranty Deed - 1 2 95,000 1 14 Warranty Deed - 1	12:00 PM 9 17 RS  SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1 2 100.000 10 0 Warranty Deed - 1 2 95.000 1 14 Warranty Deed - 1	SALES INFORMATION           Type         Sale Amount         Src         Validity         Inst Type         Congression           2         200,000         8         2         Warranty Deed - 1         2           2         100,000         10         0         Warranty Deed - 1         2           2         95,000         1         14         Warranty Deed - 1	Type         Sale Amount         Src         Validity         Inst Type           2         200,000         8         2         Warranty Deed - 1           2         100,000         10         0         Warranty Deed - 1           2         95,000         1         14         Warranty Deed - 1	2 200,000 8 2 Warranty Deed - 1 8 100.000 10 0 Warranty Deed - 1 95.000 1 14 Warranty Deed - 1 1	2 100.000 10 0 Warranty Deed - 1 3 95.000 1 14 Warranty Deed - 1					= a		FDMITS		
8:09 AM 5 17 AG 10:00 AM 5 17 JNR 12:00 PM 9 17 RS  SALES INFORMATION  Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1 2 100,000 10 0 Warranty Deed - 1 2 95,000 1 14 Warranty Deed - 1	10:00 AM 5 17 JNR 12:00 PM 9 17 RS SALES INFORMATION  Type Sale Amount Src Validity Inst Type 2 200,000 8 2 Warranty Deed - 1 2 100,000 10 0 Warranty Deed - 1 2 95,000 1 14 Warranty Deed - 1	12:00 PM 9 17 RS  SALES INFORMATION  Type Sale Amount Src Validity Inst Type  2 200,000 8 2 Warranty Deed - 1 95,000 10 0 Warranty Deed - 1 95,000 1 14 Warr	SALES INFORMATION   Sale Amount   Src   Validity   Inst Type   2   200,000   8   2   Warranty Deed - 1   2   100,000   1   14   Warranty Deed - 1   2   95,000   1   14   Warranty Deed - 1   14   Warranty Deed - 1   15   15   15   15   15   15   15	Type         Sale Amount         Src         Validity         Inst Type           2         200,000         8         2         Warranty Deed - 1         9           2         100,000         10         0         Warranty Deed - 1         9           2         95,000         1         14         Warranty Deed - 1         9	2 200,000 8 2 Warrantv Deed - 1 2 100,000 10 0 Warrantv Deed - 1 2 95,000 1 14 Warrantv Deed - 1 1	2 100,000 10 0 Warranty Deed - 1 2 95,000 1 14 Warranty Deed - 1 .							D E		

Status	ပ
Issue Date	02/27/2018
Туре	Exterior Alteration
Amount Type	10,000

Number

% Comp

100

### GENERAL PROPERTY INFORMATION

Map / Routing: 9999999 / 9999999 Fax Unit Group: 010-Kansas City - 010 Residential - R AG (Wyco) Economic Adi. Factor: Neighborhood: 330 <u>~</u> Living Units: Prop Class: Zoning:

Tax Year Above Street - 2, Rolling - 4 PROPERTY FACTORS Paved Road - 1 All Public - 1 Fopography: **Jtilities:** Access:

Neighborhood or Spot - 6 Residential Street - 4 On and Off Street - 3 Adequate - 2 On Site - 3 Parking Proximity: Parking Quantity: Parking Type: Fronting: Location:

Parking Uncovered:

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

TRACT DESCRIPTION

Parking Covered:

2024 APPRAISED VALUE 90,590 Land 77,900 Total 1,397,250 12,690 Total 1,409,940 2025 APPRAISED VALUE Building 1,319,350 1,319,350 90,590 Land 77,900 Total Cis ⊔ ∢

1,397,250 12,690

1,409,940

1,319,350

Total

Building 1,319,350

Hearing Value

Results Code

Final Action

Status

Case Number

Appeal Level

Hearing Date

RECENT APPEAL HISTORY

GenLink: 105-000-00-00-000-000-00-; 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

PARCEL COMMENTS

Reason Code **NEW CONSTRUCTION** Class Reason Code MISCELLANEOUS IMPROVEMENT VALUES Value Class

	Value Est	35,330
	Dec Val	09:0
	Inc Val	0:30
	Base Val	2.60
	Base Size	12,500.00
	Model	LBW2
	CIS	
TION	Rsn	
ND INFORMA	OVRD	
MARKET LA	Fact2	
	r1 Inf2	
	Inf1 Fact1	06
	D-Fact Inf	OT.
	F Depth	
	Eff FF	
	AC/SF	35,000
		1-Primary Site - 1
	Type	1-Prim
	Method	Saft

35,330

**Total Market Land Value** 

## WYCAMA2 Property Record Card

Quick Ref: R301896

**Parcel ID:** 9999999

**Tax Year:** 2025

Run Date: 10/31/2024 12:33:47 PM

DW	DWELLING INFORMATION	COMP SALES	COMP SALES INFORMATION	IMPROVEMENT COST SUMMARY	MARY			
Res Type:	1-Single-Family Residence	e Arch Style: 04-Conventional	ıtional	Dwelling RCN:	370,945			
Quality:	3.33-AV+	Bsmt Type: 4-Full - 4		Percent Good:	83			
Year Blt:	1990 <b>Est</b> :	Total Rooms: 7	Bedrooms: 3	Mkt Adj: 100 Eco Adj:	j: 100			
Eff Year:		Family Rooms: 1	7 C C C C C C C C C C C C C C C C C C C	Building Value:	307.880			
MS Style:	5-1 1/2 Story Finished	Garage Cap: 2	nall baths:	Other Improvement RCN:	43,590	[		
LBCSStruct:	1110-Detached SFR unit	_	2	Other Improvement Value:	28,330	ī	50'	
No. of Units:				CALCULATED VALUES	10	Open Stab Porch 8015 - [	1110 - 2nd Floor 750 sf	15'
Total Living Area:		2,250		Cost Land:	35,330	sf (		
Calculated Area:		2,250		Cost Building:	336,210	50,	50'	
Main Floor Living Area:	iving Area:	1,500		Cost Total:	371,540	Detached SFR Unit	Total Basement Area	
Upper Floor	Upper Floor Living Area Pct:	50.00		Income Value:	0	30' Raised Sub Floor 30'		30,
CDU:	AV+			Market Value:	499,900			
CDU Reason:	•			MRA Value:	440,600	50' Raised Slab Pch-Roof	50'	
Phys/Func/E	Phys/Func/Econ: AV / /			Weighted Estimate:	592,460	10' 8 80 sf		
Ovr Pct Gd/Rsn:	ßn:			FINAL VALUES				
Remodel: 20	Remodel: 2010 / Mlsc Updates			Value Method:	COST			
Percent Complete:	nplete:			Land Value:	35,330			
Assessment Class:	Class:			Building Value:	336,210			
MU CIS/Pct:				Final Value:	371,540			
				Prior Value:	1,452,550			

BUILDING COMMENTS	NTS
wellCom: A2-old vector comments; DwellComp: *601 dbl vanity; OthPhys: OthImp of Bldg Ph	nimp of Bidg Phys Comment; OthFunc: Othimp of Bidg Funct
omment; Othlinp of Bldg Comment	

		ı			I	ı	ОТН	ER BUILE	DING IMP	OTHER BUILDING IMPROVEMENTS	.0		ı	ı		ı	ı		
ŏ	Occupancy	MSCIs	MSCIs Rank Qty	å	Yr Blt Eff Yr LBCS	BCS	Area	Perim	Hgt	Dimensions Stories Phys	Storie	s Phys	Func	Econ C	Econ OVR% Rsn Cls	Cls	RCN	pg%	Value
_	163-Site Improvements	В	2.00	<b>—</b>	1990		10		80	30 X 16	1.00	က	7				43,590	65	28,330
		DWELL	DWELLING COMPONENTS	MPON	ENTS								DWEL	LING CO	DWELLING COMPONENTS				
	Code				Units	Pct Qu	Quality	Year				Code				Units	Pct	Quality	Year
101-F	101-Frame, Hardboard Sheets				_	100			903-	903-Wood Deck						100		(4	2024
208-(	208-Composition Shingle				_	100			905-F	905-Raised Slab Porch with Roof	orch with	. Roof				80		_	086
351-√	351-Warmed & Cooled Air				_	100													
402-	402-Automatic Floor Cover Allowance																		
601-F	601-Plumbing Fixtures				80														
602-F	602-Plumbing Rough-ins				_														
622-F	622-Raised Subfloor				2,250														
641-5	641-Single 1-Story Fireplace				_														
R01-1	801-Total Basement Area				1,500														
901-0	901-Open Slab Porch				160		`	1980											
903-√	903-Wood Deck				180		`	1980											

### WYCAMA2 Property Record Card

Parcel ID: 9999999

		Year	1990
3:47 PM		Other Rank Year	
24 12:33		Other	92
Run Date: 10/31/2024 12:33:47 PM	PONENTS	Size	
un Date	TCOM	Pct	
æ	ROVEMEN	Units Pct	480
<b>Tax Year:</b> 2025	OTHER BUILDING IMP	Code	6606001-Residential Pool, Gunite
		No.	_
Quick Ref: R301896			



### Wyandotte County Appraiser's Office

Matthew Willard, RMA, AAS, CPM **County Appraiser** 



Oref ID: R301896 Sale Date: 05/01/2024

COV: 999999

### 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

12345 TEST STREET DR Property Address:

Kansas City KS 66109

### **Sale Information**

How was the sale price determined?		
	ales in area, previous county appraisal, fee appraisal, pay	off of mortgage balance, etc.)
How was the property exposed?  (Ex: real estate agent, for sale	by owner, word-of-mouth, Facebook, sign in yard, newsp	paper ad, auction company, website, etc.)
How long was the property on the m	narket?	
What was the asking price?	final sale price?	
Did the seller assist with any of the	closing cost? If ye	es, amount?
Was there any relationship between	the buyer and seller?	Did it affect the sale price?
Was this a foreclosure or a short sale	e?	
Was a fee appraisal completed?	If yes, what was the appra	aised value?
What condition was the property in	at the time of the sale?	
Was the property in need of any wor	k at the time of the sale?	
Were any changes made to the prop	erty after January 1st of this year?	
If Yes, when were those changes co	mpleted by?	
Was there any major personal prope		
If yes, were these items specified in	the bill of sale or purchase agreem	ent?
If yes, what was the dollar amount o	f the items included?	
Was the property occupied at the tin	ne 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:

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**

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

Signature:					Date:
	Owner	Tenant	Agent	Manager	
Daytime Phone #:					



### **Wyandotte County Appraiser's Office**

Matthew Willard, RMA, AAS, CPM
County Appraiser



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

COV: 999999

### 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, or submit this form online using the QR code or use this url: <a href="https://www.wycokck.org/Departments/Appraisers-Office/Forms">https://www.wycokck.org/Departments/Appraisers-Office/Forms</a>, under Questionnaires select Sales Verification Questionnaire.

TEST BUYER NAME 12345 TEST STREET DR KANSAS CITY, KS 66109

Property Address: 12345 TEST STREET DR

Kansas City KS 66109

### **Sale Information**

How was the property exposed?				
		wspaper ad, auction company, website, etc.)		
How long was the property on the market	i?			
What was the asking price?	What was th	What was the final sale price?		
How was the sale price determined?				
(Ex: comparable sales in area	a, previous county appraisal, fee appraisal, p	payoff of mortgage balance, etc.)		
Did the seller assist with any of the closing	g cost? If	yes, amount?		
Was there any relationship between the b	ouyer 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 app	praised value?		
What condition was the property in at the	e time of the sale?			
Was the property in need of any work at t	the time of the sale?			
Were any changes made to the property a	after January 1 <sup>st</sup> of this yea	ir?		
If Yes, when were those changes complet	ed by?			
Was there any major personal property in (E	ncluded in the sale price? x: lawn mowers, farm equipment, furniture	e, etc.)		
If yes, were these items specified in the b	ill of sale or purchase agree	ement?		
If yes, what was the dollar amount of the	items included?			
Was the property occupied at the time of	the sale?			
Was this used as a rental?	Monthly rent amount? _	Utilities included?		
Please be aware our field staff will be out	to verify property character	ristic data, confirm exterior measurements		

on all structures, and take updated photos.

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

wycoappraiser@wycokck.org

Website: www.wycokck.org/appraiser

### **DWELLING CHARACTERISTICS**

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

Website: www.wycokck.org/appraiser