

Tax Year: 2019

MIAMI COUNTY COST VALUATION REPORT

3/26/2019 1:40:31 PM

Parcel ID: 061-048-34-0-00-00-002.01-0

Quick Ref ID: R2528

Calc Date: 02/26/2019

Owner: ESTES, RAYMOND S

Date	Amount	Type	Source	Validity
Sale 1 01/27/2014	163,800	2	1	3
Sale 2 12/01/2004	135,000	2	8	3
Sale 3 07/01/1995	75,500	2	8	3

LBCS Function: 1101 - Single family residence (detached)  
 Nbhd: 001.5  
 Primary Situs: 31411 W 231ST ST  
 Spring Hill, KS 66083

RES DWELLING 1

Residence Type: 1  
 LBCS Structure: 1110 - Detached SFR unit  
 Yr Built / EFF Yr Built: 1991/  
 Style: 1  
 Arch Style: Dbl Wide Mfg Affixd  
 Quality: FR

Ovr Tot Area: 1,350  
 Calc Area: 1,350  
 MFLA: 1,350  
 UFLA Pct:

CDU: GD  
 Phys/Func: AV+/  
 Economic:  
 Assmnt Class: R  
 M&S Zip / Multi: /

Marshall & Swift Information:

Wall Hgt Factor: 1.000

Local Multiplier: 1.06

	Units	Cost	Total
Base Cost	1,350	61.02	82,377
601 - Plumbing Fixtures	8	1,188.00	9,504
208 - Composition Shingle	1,350	2.42	3,267
622 - Raised Subfloor	1,350	8.47	11,435
402 - Floor Cover Allowance	1,350	3.00	4,050
351 - Warmed & Cooled Air	1,350	5.98	8,073
602 - Plumbing Rough-ins	1	534.60	535
Basic Structure Total Cost	1,350	88.33	119,241
903 - Wood Deck	184	14.99	2,758
903 - Wood Deck	16	41.04	657
Replacement Cost New	1,350	90.86	122,656
1635 - Storage Building, Steel	128	12.47	1,596
<b>Total Replacement Cost New:</b>			<b>124,250</b>

TOTAL RES DWELLING 1 COST VALUE

Replacement Cost New:	124,250
Ovrd Pct Good:	
Overall % Good(5):	80
Unadjusted RCNLD:	99,400
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	99,400

RES DWELLING 1 OTHER IMPROVEMENT 1

Occupancy: 152 - Residential Garage - Detached  
 LBCS Struct:  
 Quantity: 1  
 M&S Class: D  
 Rank/Quality: AV  
 Yr Bilt / Eff Yr Bilt: 2009/

Num Stories: 1  
 Area: 1,200  
 Perimeter: 140  
 Wall Height: 12  
 Length: 40  
 Width: 30

Physical Cond: AV  
 Functional: FR  
 Economic:  
 Assmnt Class:  
 M&S Zip / Multi: /

Marshall & Swift Information:

Wall Hgt Factor: 1.12  
Local Multiplier: 1.06

No. of Stories Adj: 1  
Perimeter Adj: 0.7971

	Units	Cost	Total
Base Cost:	1,200	28.66	34,392
631 - Basic Structure Cost	1,200	28.66	34,392
<b>Total Replacement Cost New</b>			<b>34,390</b>

Replacement Cost Estimate for:  
**SCOTT ESTES**

8185848

Prepared by: Angela Covey (a038939@fbfs)  
Valuation ID: AC2C-H2PY.5

**Owner Information**

Name: **SCOTT ESTES**  
Street: **31411 W 231ST ST**  
City, State ZIP: **SPRING HILL, KS 66083**  
Country: **USA**

Date Entered: 09/05/2019  
Date Calculated: 09/06/2019  
Created By: Angela Covey (a038939@fbfs)  
User: Michael Grann (a017555@fbfs)

**General Information**

Sq. Feet: **1568**  
Manufacturer: **unknown**  
Total Width: **26**  
Floor Plan: **Double-Wide**  
Length: **56**

Year Built: **1991**  
Trade Name (Model): **Unknown**  
Quality Category: **Standard**  
Width: **26**

**Interior Features**

Kitchen Appliances: **1 22 CF Refrigerator (ea. item)**  
Interior: **1 Beamed Ceiling Rooms (ea. item)**

Flooring: **1 T & G Plywood Sub-Flooring (sq. ft.), 2 Tiled Entry Way (ea. item), 1 Hardwood Flooring (sq. ft.), 1 1/2" Rebond Carpet Pad (sq. ft.)**  
Miscellaneous: **1 Clothes Dryer (ea. item), 1 Clothes Washer (ea. item), 1 Freezer (ea. item)**

**Cabinets Countertops and Doors**

Cabinets: **1 Solid Hardwood Cabinets - Double-wide (ea. section)**  
Built-Ins: **1 Deluxe Buffet/Hutch (ea. item)**

Counter Tops: **1 Kitchen Counters - Coved (ea. item)**  
Doors: **7 Deluxe House Type Exterior Door (ea. item)**

**Exterior Features**

Exterior: **1 Gutters/Downspouts (lin. ft.)**  
House Type Siding: **1 Multi-wide (ea. section)**

Windows: **1 Dual Glazed Windows - Multi-wide (ea. section)**  
House Type Roofing: **1 Multi-wide (ea. section)**

**Systems**

Central Air Conditioning System (By Ton, 12,000 Btu = 1 Ton): **1 1 1/2 Ton Electric (ea. item)**  
Electrical: **1 200 Amp Main (ea. item)**  
Plumbing: **1 Sink Kitchen Double Bowl (ea. item), 1 Plumb for Washer (ea. item)**

Heating: **1 Baseboard Heating (lin. ft.)**  
Fan: **1 Bath Ceiling Exhaust Fan (ea. item), 3 Ceiling Paddle Fan (ea. item), 1 Kitchen Range Hood (ea. item), 1 Bath Ceiling Exhaust Fan w/Light & Heater (ea. item)**  
Water Heater Gas/Electric: **1 40 Gal. (ea. item)**

**Foundation**

Foundation Shape: **4-5 Corners - Square/Rectangle**  
Foundation Material: **100% Concrete**

Foundation Type: **100% Crawlspace**

**Attached Structures**

Porch #1:  
Square Footage: **64**  
Covered: **100%**

Material: **Treated Decking**  
Enclosed: **0%**

Deck #1:  
Square Footage: **184**  
Covered: **0%**  
Shape: **Rectangle**  
Levels: **1**

Material: **Treated Deck**  
Enclosed: **0%**  
Height: **3**  
Benches Length(ft): **0**

**Estimated Cost Breakdown**

Additional Features: **\$12,734.54**  
Foundation: **\$8,586.40**  
Other Fees and Taxes: **\$7,722.47**

Attached Structures: **\$4,820.86**  
Manufactured Home: **\$32,230.37**

**Estimated Replacement Cost**

Calculated Value:

**\$66,094.64**

Miami Co.  
127,400