



Parcel ID: 087-098-33-0-11-01-005.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R27848



Tax Year: 2026 Run Date: 5/4/2026 9:21:15 AM

OWNER NAME AND MAILING ADDRESS

NORCON LLC
3629 N HYDRAULIC
WICHITA, KS 67219-3811

PROPERTY SITUS ADDRESS

3629 N HYDRAULIC AVE
WICHITA, KS 67219

LAND BASED CLASSIFICATION SYSTEM

Function: 3640 Warehouse-offic Sfx: 2
Activity: 3120 Primarily goods storage or ha
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: GI
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.1 867.1
Economic Adj. Factor:
Map / Routing: B / 098330110100500
School District: 0602 USD 259
Legacy ID: 00132995
Investment Class:
Tax Unit Group: 6787-6787 031R WICHITA U-259-NIC KE,WI

TRACT DESCRIPTION

LOT 5 BLOCK A
RUDD ADDITION



098330110100500 01/20/2023

Image Date: 02/03/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Commercial/Industrial Park - 7
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Table with columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 2013 to 2023.

BUILDING PERMITS

Table with columns: Number, Amount, Type, Issue Date, Status, % Comp. Rows include permit numbers 15-RS0463 and 03057.

2026 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: C, 155,500, 1,782,900, 1,938,400.

2025 APPRAISED VALUE

Table with columns: Cls, Land, Building, Total. Values: C, 115,200, 1,823,200, 1,938,400.

MISCELLANEOUS IMPROVEMENT VALUES

Table with columns: Class, Value, Reason Code.

NEW CONSTRUCTION

Table with columns: Class, Value, Reason Code.

MARKET LAND INFORMATION

Table with columns: Size, Type, Link, 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.

Total Market Land Value 155,500



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GENERAL BUILDING INFORMATION

Situs: 3629 N HYDRAULIC AVE WICHITA, KS 67219
LBCS Structure Code: 2735-Office/warehouse
Bldg No. & Name: 1 1-HADLEY DEVELOPMENT
Identical Units: 1 No. of Units:
Total Bldg Area: 38,768 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 155,500
Cost Building: 1,870,450
Cost Total: 2,025,950
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: 3,011,770
Mkt Adj: 100 Eco Adj:
Building Value: 1,807,060
Other Improvement RCN: 211,320
Other Improvement Value: 63,390

FINAL VALUES

Value Method: OVR
Land Value: 155,500
Building Value: 1,782,900
Final Value: 1,938,400
Prior Value:

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Table with columns: 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

OTHER BUILDING IMPROVEMENTS

Table with columns: No., Link, Occupancy, MSCIs, Rank, Qty, Yr Blt, Eff Yr, Area, Perim, Hgt, Dimensions, Stories, Phys, Func, Econ, OVR%, Rsn, Cls, % Comp, RCN, %Gd, Value

COMMERCIAL BUILDING SECTION COMPONENTS

Table with columns: Sec, Code, Units, Pct, Size, Other, Rank, Year

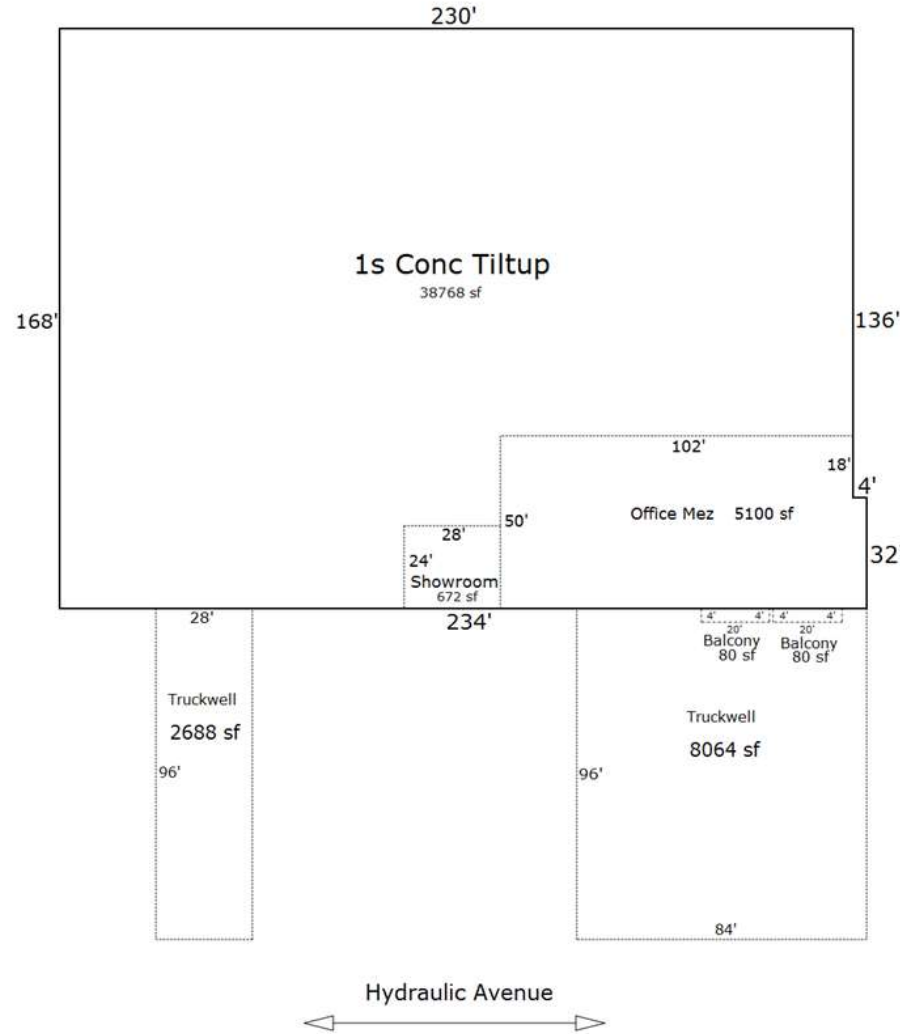
OTHER BUILDING IMPROVEMENT COMPONENTS

Table with columns: No., Code, Units, Pct, Size, Other, Rank, Year



Plot Plan Sketch

098-33-0-11-01-005.00
#485 9-19-13



Sketch by Apex Sketch

