WYCAMA2 Property Record Card

Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

OWNER NAME AND MAILING ADDRESS

GARDEN TOWNHOMES. LLC

14510 HEMLOCK ST
OVERLAND PARK, KS 66223

PROPERTY SITUS ADDRESS

719 N 70TH TER
Kansas City, KS 66112



Image Date: 06/05/2020

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/11/2026	3:48 PM	15	Inform	BGG		
04/23/2025	9:35 AM	15	Inform	AH		
10/04/2019	9:13 AM	5	S	CM		

LAND BASED CLASSIFICATION SYSTEM

Function: 1105 Townhouse unit **Sfx:**
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condomin
Site: 6000 Developed site - with building

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
Office	9,999	Misc. Improvements	01/02/2021	C	100

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 9
Zoning: RP-5
Neighborhood: 461.2 461.2 Multifamily
Economic Adj. Factor:
Map / Routing: 017196 / 27206
Tax Unit Group: 030-Kansas City - 030

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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:

RECENT APPEAL HISTORY

Tax Year	Hearing Date	Appeal Level	Case Number	Status	Final Action	Results Code	Hearing Value
2026	04/27/2026	INF	INF-33959-202	C	N	IE, C3	1,286,800
2025	04/21/2025	INF	INF-30890-202	C	N	NC	777,900
2008		PUPinf1	PUP-8584-199	C			258,754

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	242,550	1,044,250	1,286,800
Total	242,550	1,044,250	1,286,800

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	35,730	742,170	777,900
Total	35,730	742,170	777,900

TRACT DESCRIPTION

REDWOOD GARDENS & 0171 & 0172 & 0173, S9, T11, R9, ACRES 0.431, B22 L1 TO L8

PARCEL COMMENTS

GenLink: 105-052-09-0-10-04-053.00-0-, 105-052-09-0-10-04-052.00-0-; **GenCom:** 2020 LEGAL/SIZE UPDATE SC 164515 COMBO FROM 017081 017203 - SC 175319 LEGAL/SIZE UPDATE; **GenFlag:** West of I-635, VICTORY HILLS REGION, COMMISSION DISTRICT 8; **App-Com:** PUP-8584-1993-TOTVC: 84900, PUP-8585-1994-TOTVC: 60560, INF-8586-1995-TOTVC: 114800, PUP-8587-1996-TOTVC: 131400, PUP-8588-2003-TOTVC: 132000, INF-30890-2025-2025 Found 2024, INF-33959-2026-2026 Reconstruc, 2026-4768-EQSC-2026-; **Val-Com:** 2026 Valued at 136000 per unit at small claims lev

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	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	Value Est
Sqft	1-Primary Site - 1	1	2,086											LT6	2,100.00	12.85	0.85	2.40	26,950
Sqft	1-Primary Site - 1	2	2,086											LT6	2,100.00	12.85	0.85	2.40	26,950
Sqft	1-Primary Site - 1	3	2,086											LT6	2,100.00	12.85	0.85	2.40	26,950
Sqft	1-Primary Site - 1	4	2,086											LT6	2,100.00	12.85	0.85	2.40	26,950

This property has 5 additional land lines **Total Market Land Value** 242,550

Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type:	3-Town House
Quality:	2.33-FR+
Year Blt:	1974 **Est:** Yes
Eff Year:	**Link:** 1
MS Style:	21-Two Story End Unit
LBCSStruct:	1122-Townhouse / row house ui
No. of Units:	
Total Living Area:	1,008
Calculated Area:	1,008
Main Floor Living Area:	504
Upper Floor Living Area Pct:	100.00
CDU:	VP
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	2021 / MIsc Updates
Percent Complete:	
Assessment Class:	
MU Cls/Pct:	

COMP SALES INFORMATION

Arch Style:	04-Conventional
Bsmt Type:	4-Full - 4
Total Rooms:	5 **Bedrooms:** 2
Family Rooms:	1
Full Baths:	1 **Half Baths:** 1
Garage Cap:	0
Foundation:	Concrete - 2

IMPROVEMENT COST SUMMARY

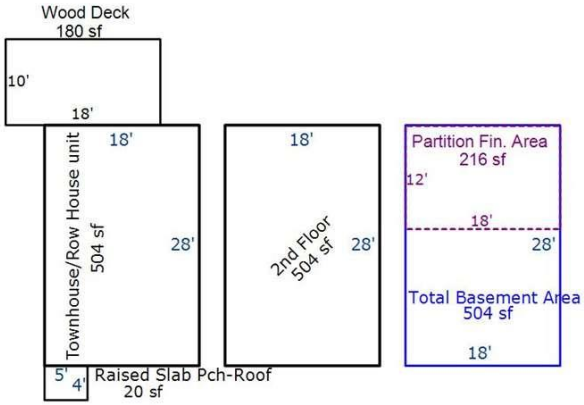
Dwelling RCN:	155,572
Percent Good:	39
Mkt Adj: 100	**Eco Adj:** 100
Building Value:	60,670
Other Improvement RCN:	0
Other Improvement Value:	0

CALCULATED VALUES

Cost Land:	242,550
Cost Building:	514,210
Cost Total:	756,760
Income Value:	550,800
Market Value:	1,367,700
MRA Value:	951,300
Weighted Estimate:	1,311,540

FINAL VALUES

Value Method:	OVR
Land Value:	242,550
Building Value:	982,350
Final Value:	1,224,900
Prior Value:	777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,008			
801-Total Basement Area	504			
803-Partition Finish Area	216			
903-Wood Deck	180			2007
905-Raised Slab Porch with Roof	20			1974

Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 2
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 1,008
Calculated Area: 1,008
Main Floor Living Area: 504
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

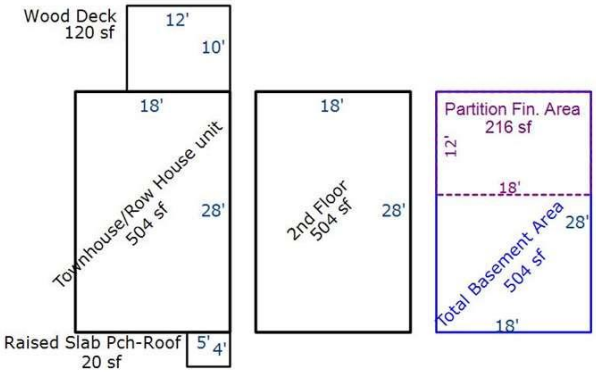
Dwelling RCN: 146,868
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 57,280
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
Building Value: 982,350
Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,008			
801-Total Basement Area	504			
803-Partition Finish Area	216			
903-Wood Deck	120			2007
905-Raised Slab Porch with Roof	20			1977

Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 3
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 960
Calculated Area: 960
Main Floor Living Area: 480
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

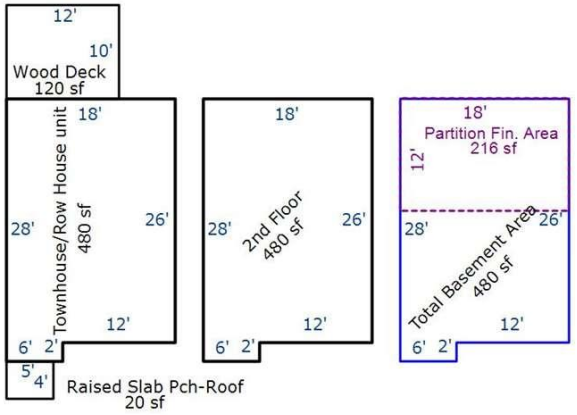
Dwelling RCN: 141,958
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 55,360
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
Building Value: 982,350
Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	960			
801-Total Basement Area	480			
803-Partition Finish Area	216			
903-Wood Deck	120			2007
905-Raised Slab Porch with Roof	20			1977

Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 4
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 960
Calculated Area: 960
Main Floor Living Area: 480
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

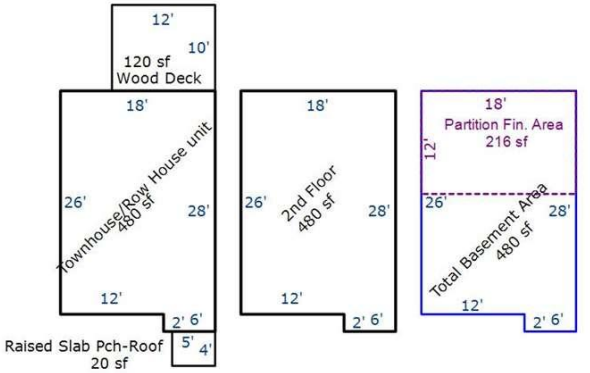
Dwelling RCN: 141,958
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 55,360
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
Building Value: 982,350
Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	960			
801-Total Basement Area	480			
803-Partition Finish Area	216			
903-Wood Deck	120			2007
905-Raised Slab Porch with Roof	20			1977

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DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 5
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 1,008
Calculated Area: 1,008
Main Floor Living Area: 504
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

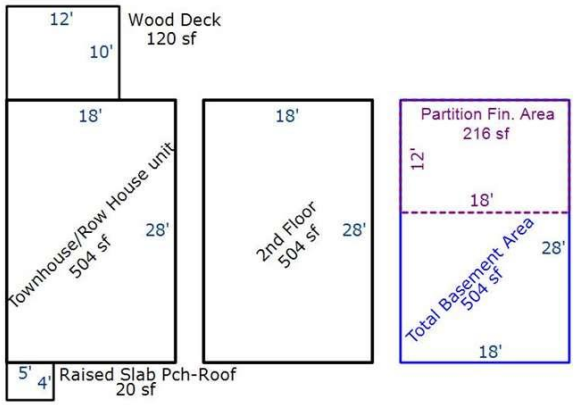
Dwelling RCN: 146,868
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 57,280
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
Building Value: 982,350
Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,008			
801-Total Basement Area	504			
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Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 6
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 1,008
Calculated Area: 1,008
Main Floor Living Area: 504
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

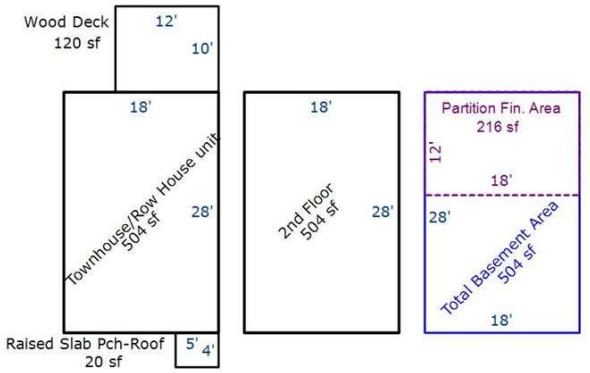
Dwelling RCN:	146,868
Percent Good:	39
Mkt Adj: 100 **Eco Adj:**	100
Building Value:	57,280
Other Improvement RCN:	0
Other Improvement Value:	0

CALCULATED VALUES

Cost Land:	242,550
Cost Building:	514,210
Cost Total:	756,760
Income Value:	550,800
Market Value:	1,367,700
MRA Value:	951,300
Weighted Estimate:	1,311,540

FINAL VALUES

Value Method:	OVR
Land Value:	242,550
Building Value:	982,350
Final Value:	1,224,900
Prior Value:	777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,008			
801-Total Basement Area	504			
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DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 7
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 960
Calculated Area: 960
Main Floor Living Area: 480
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 0
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

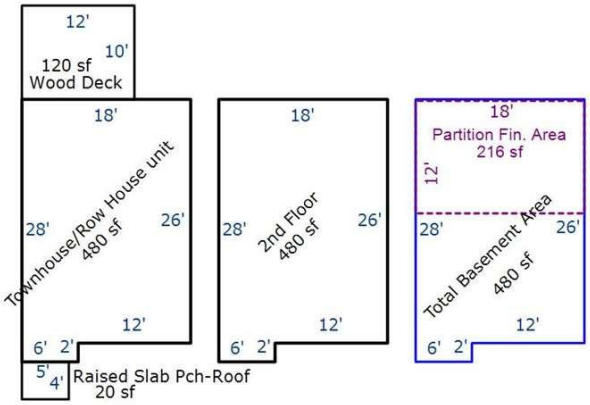
Dwelling RCN: 141,958
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 55,360
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
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Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	960			
801-Total Basement Area	480			
803-Partition Finish Area	216			
903-Wood Deck	120			2007
905-Raised Slab Porch with Roof	20			1977

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DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 8
MS Style: 22-Two Story Inside Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 960
Calculated Area: 960
Main Floor Living Area: 480
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

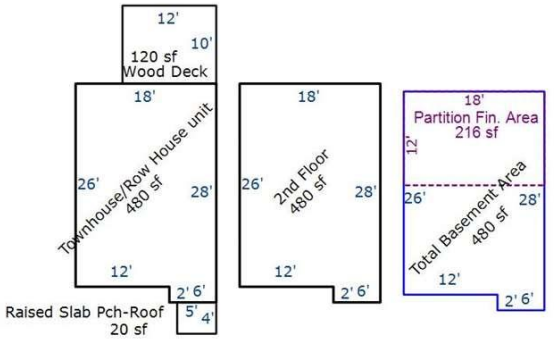
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CALCULATED VALUES

Cost Land: 242,550
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BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
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Parcel ID: 105-052-09-0-10-04-045.00-0 **Quick Ref:** R32366 **Tax Year:** 2026 **Run Date:** 11/4/2026 10:27:00 AM

DWELLING INFORMATION

Res Type: 3-Town House
Quality: 2.33-FR+
Year Blt: 1974 **Est:** Yes
Eff Year: **Link:** 9
MS Style: 21-Two Story End Unit
LBCSStruct: 1122-Townhouse / row house ui
No. of Units:
Total Living Area: 1,008
Calculated Area: 1,008
Main Floor Living Area: 504
Upper Floor Living Area Pct: 100.00
CDU: VP
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel: 2021 / MIsc Updates
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 1
Garage Cap: 0
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

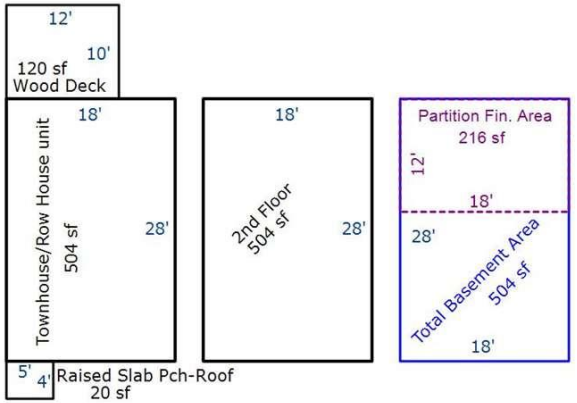
Dwelling RCN: 154,509
Percent Good: 39
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 60,260
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 242,550
Cost Building: 514,210
Cost Total: 756,760
Income Value: 550,800
Market Value: 1,367,700
MRA Value: 951,300
Weighted Estimate: 1,311,540

FINAL VALUES

Value Method: OVR
Land Value: 242,550
Building Value: 982,350
Final Value: 1,224,900
Prior Value: 777,900



BUILDING COMMENTS

RemDesc: 2021 Updated kitchen/baths, flooring, interior paint

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
117-Frame, Cement Fiber		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,008			
801-Total Basement Area	504			
803-Partition Finish Area	216			
903-Wood Deck	120			2007
905-Raised Slab Porch with Roof	20			1974