

LOT 7
IN OR 2022/129
DUNES COURT SUB PB 4/66

MCMEEL AMELIA PROPERTIES LTC
5300 SUNSET DR #3, SUNSET PLACE
KANSAS CITY, MO 64112

2024

01-6N-29-0450-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	266	64,186
FGR	434	55	239	57,670
FOP	42	30	13	3,137
FOP	98	30	29	6,997
FOP	154	30	46	11,100
FOP	168	30	50	12,065
FOP	168	30	50	12,065
FOP	196	30	59	14,237
FUS	1,246	100	1,246	300,658
FUS	1,274	100	1,274	307,414
TOTALS	4,046		3,272	789,528

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,272	192.6526	288.98	945,543	1981	1990	0	0	16.50	83.50

1 SFR CUST - 0% - 0

Heated Area: 2786

HX Base Yr

The floor plan diagram illustrates a building layout with various rooms and their dimensions. The areas are labeled as follows:

- FOP 1993** (Front Porch): 14' x 14' (top right), 14' x 14' (bottom right), 14' x 14' (bottom left), 14' x 14' (middle left), 14' x 14' (top left).
- FUS 1993** (Front Utility Room): 28' x 48' (top right), 14' x 14' (bottom right), 14' x 14' (bottom left), 14' x 14' (middle left).
- BAS 1993** (Bathroom): 19' x 14' (top left).
- FGR 1993** (Front Garage): 31' x 14' (middle left).
- FOP 1993** (Front Porch): 14' x 14' (bottom left).
- FUS 1993** (Front Utility Room): 20' x 46' (bottom right).
- FOP 1993** (Front Porch): 14' x 14' (bottom right).
- FOP 1993** (Front Porch): 14' x 14' (bottom left).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	100	1981	1981	3	35	683	

LAND DESCRIPTION										TOTAL OB/XF										1,663	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
1	000120	C	SFR OCN FT	0		RG-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,100,000.00	1,100,000.00	1,100,000.00				
REVIEW DATE		05/12/2019		BY	KBA	Total Acres: 0.00			Total Land Value: 1,100,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		789,528			
TOTAL MARKET OB/XF VALUE		1,663			
TOTAL LAND VALUE - MARKET		1,100,000			
TOTAL MARKET VALUE		1,891,191			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,891,191			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,891,191			
TOTAL JUST VALUE		1,891,191			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,856,311			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2022/0129	12/15/2015	WD	U	I	11	100	
GRANTOR: MCMEEL JOHN P IRREVOC							
GRANTEE: MCMEEL AMELIA PROPE							
2022/0124	12/15/2015	WD	U	I	11	100	
GRANTOR: MCMEEL SUSAN B IRREVO							
GRANTEE: MCMEEL AMELIA PROPE							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=1993] W14 BAS=[YR=1993] W14 S19 FOP=[YR=1993] S7 E14 N7 W14\$ E14 N19 \$ S31 E14 N31\$ PTR= E10 FUS=[YR=1993] E14 FOP=[YR=1993] N9 E14 S11 W14 N2\$ S2 E14 S46 FOP=[YR=1993] S12 W14 N12 E14\$ W28 N14 FOP=[YR=1993] N14 E3 S14 W3\$ E3 N14 W3 N20\$ W10\$ PTR= N20 FOP=[YR=1993] E14 N12 FUS=[YR=1993] N48 FOP=[YR=1993] N14 W14 S14 E14\$ W28S41 E14 S7 E14\$ W14 S12\$ S20\$.									