



CHARLOTTE COUNTY PROPERTY APPRAISER  
PAUL L. POLK, CFA, AAS, RES

## Real Property Information for 412006484004 for the 2020 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

### Owner:

MULLEN DAVID H  
17618 W 84TH TER  
LENEXA , KS 66219

Ownership current through: 8/13/2020

### Property Location:

Property Address: 1791 WINSTAN AVE

Property City & Zip: ENGLEWOOD 34223

Business Name: DR. DARYL KINKEADE - CHIROPRACTOR

### General Parcel Information

#### Taxing District:

001

#### Current Use:

PROFESSIONAL SERVICES BUILDINGS

#### Future Land Use (Comp. Plan):

Commercial

#### Zoning Code:

OMI

#### Market Area / Neighborhood / Subneighborhood:

02/70/00

#### Map Number:

2B06S

#### Section/Township/Range:

06-41-20

#### SOH Base Year:

#### Waterfront:

NO

### Sales Information

Date	Book/Page	Selling Price	Sales code	Qualification/Disqualification Code
11/1/1983	<u>752/225</u>	\$54,000	IMPROVED	
12/1/1990	<u>1138/57</u>	\$77,900	IMPROVED	
1/22/2019	<u>4401/658</u>	\$100	IMPROVED	<u>11</u>
9/5/2019	<u>4481/79</u>	\$105,000	IMPROVED	<u>03</u>
9/5/2019	<u>4481/2030</u>	\$130,000	IMPROVED	<u>03</u>

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.  
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0187F	OUT	IN	11AE	12015C	COBRA OUT	120061	11	
0187F	OUT	IN	12AE	12015C	COBRA OUT	120061	12	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below.

Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### Preliminary 2020 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach	\$21,895	\$549	\$23,127	\$0	\$45,571
Income Approach					\$53,862
Market Approach					N/A
Classified Value					N/A

### 2020 Preliminary Tax Roll Values, as of January 1, 2020

\*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.

Value	County	City	School	Other
<b>Preliminary Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$38,735	\$38,735	\$38,735	\$38,735
<b>Preliminary Assessed Value:</b>	\$38,735	\$38,735	\$38,735	\$38,735
<b>Preliminary Taxable Value:</b>	\$38,735	\$38,735	\$38,735	\$38,735

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	LMP 001 0000 0190	1900	<u>OMI</u>	SQUARE FOOT	3080	0		0
2	LMP 001 0000 0190	1000	<u>OMI</u>	SQUARE FOOT	2534	0		0

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat with Charlotte County, see the [County's Natural Resources web site](#).

### Land Improvement Information

Code	Description	Size	Year Built	Year Condition
1081	Fence - Vinyl - 3' (lf)	16	2003	2003
1310	Paving - Asphalt (sf)	684	1952	1952
1320	Paving - Concrete (sf)	110	1975	1975
1791	Lights - Wallmounts, Low (#)	3	1990	1990

[View Building Sketch](#)

### Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Professional services buildings		1900	1952	1983	1	0	0	0	616	0	726

### Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	904	Slab Porch (SF) with Roof	Porch/Deck	110	100	1952	1983	Appendage Component

### Legal Description:

Short Legal:	Long Legal:
LMP 001 0000 0190	LAMPPS ADD 1ST ADD LT 190 479/86-88 DC639/1078 752/225 PR87-1340(SARA) 1050/658 1138/57 AFF1723/491-HM E1723/492 DC4401/634-636-JWM LOA4401/638-644 4401/658 4481/79 4481/2030 4498/1481 4498/1480 (5614 SF)

Data Last Updated: 8/27/2020- Printed On: 8/28/2020.

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CHARLOTTE COUNTY PROPERTY APPRAISER  
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## Real Property Information for 412006484006 for the 2020 Tax Roll

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### Owner:

MULLEN DAVID H  
17618 W 84TH TER  
LENEXA , KS 66219

Ownership current through: 8/13/2020

### Property Location:

Property Address: 1761 WINSTAN AVE

Property City & Zip: ENGLEWOOD 34223

Business Name:

### General Parcel Information

**Taxing District:**

001

**Current Use:**

MISCELLANEOUS COMMERCIAL

**Future Land Use (Comp. Plan):**

Commercial

**Zoning Code:**

OMI

**Market Area / Neighborhood / Subneighborhood:**

02/70/00

**Map Number:**

2B06S

**Section/Township/Range:**

06-41-20

**SOH Base Year:**

**Waterfront:**

NO

### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0187F	OUT	IN	11AE	12015C	COBRA OUT	120061	11	
0187F	OUT	IN	12AE	12015C	COBRA OUT	120061	12	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below.

Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### Preliminary 2020 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach	\$23,611	\$0	\$2,483	\$0	\$26,094
Income Approach					N/A
Market Approach					N/A
Classified Value					N/A

### 2020 Preliminary Tax Roll Values, as of January 1, 2020

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Value	County	City	School	Other
Preliminary Just Value ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$22,180	\$22,180	\$22,180	\$22,180
Preliminary Assessed Value:	\$22,180	\$22,180	\$22,180	\$22,180
Preliminary Taxable Value:	\$22,180	\$22,180	\$22,180	\$22,180

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	LMP 001 0000 0189	1170	OMI	SQUARE FOOT	6054	0		0

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat with Charlotte County, see the [County's Natural Resources web site](#).

### Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	Detached Garage	3	1170	1952	1975	1	0	0	0	130	0	130

### Building Component Information

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Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	163	Masonry, Concrete Block	Exterior Walls	0	100	1952	1975	Construction Component
1	207	Composition Roll	Roofing	0	100	1952	1975	Construction Component

**Legal Description:**

<p><b>Short Legal:</b> LMP 001 0000 0189</p>	<p><b>Long Legal:</b> LAMPPS ADD 1ST ADD LT 189 479/86-88 DC639/1078 752/225 PR87-1340(SARA) 1050/658 1138/57 AFF1723/491-HM E1723/492 DC4401/634-636-JWM LOA4401/638-644 4401/658 4481/79 4481/2030 4498/1481 4498/1480 (6054 SF)</p>
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Data Last Updated: 8/27/2020- Printed On: 8/28/2020.

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CHARLOTTE COUNTY PROPERTY APPRAISER  
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## Real Property Information for 412006484005 for the 2020 Tax Roll

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### Owner:

MULLEN DAVID H  
17618 W 84TH TER  
LENEXA , KS 66219

Ownership current through: 8/13/2020

### Property Location:

**Property Address:** 1751 WINSTAN AVE

**Property City & Zip:** ENGLEWOOD 34223

**Business Name:**

### General Parcel Information

**Taxing District:**

001

**Current Use:**

VACANT COMMERCIAL

**Future Land Use (Comp. Plan):**

Commercial

**Zoning Code:**

OMI

**Market Area / Neighborhood / Subneighborhood:**

02/70/00

**Map Number:**

2B06S

**Section/Township/Range:**

06-41-20

**SOH Base Year:**

**Waterfront:**

NO

### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0187F	OUT	IN	11AE	12015C	COBRA OUT	120061	11	
0187F	OUT	IN	12AE	12015C	COBRA OUT	120061	12	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below.

Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### Preliminary 2020 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$23,540				\$23,540
Classified Value					N/A

### 2020 Preliminary Tax Roll Values, as of January 1, 2020

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Value	County	City	School	Other
<b>Preliminary Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$20,009	\$20,009	\$20,009	\$20,009
<b>Preliminary Assessed Value:</b>	\$20,009	\$20,009	\$20,009	\$20,009
<b>Preliminary Taxable Value:</b>	\$20,009	\$20,009	\$20,009	\$20,009

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	LMP 001 0000 0188	1000	OMI	SQUARE FOOT	6036	0		0

Land Value may be adjusted due to scrub jay habitat. You can access the [Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat with Charlotte County, see the [County's Natural Resources web site](#).

### Legal Description:

<b>Short Legal:</b> LMP 001 0000 0188	<b>Long Legal:</b> LAMPPS FIRST ADD LT 188 RP1380 DC485/494 507/969 570/340 UNREC DC-FRS E1723/504 2192/2061 DC4401/634-636-JWM LOA440/638-644 4401/656 4481/79 4481/2030 4498/1486 PLR4498/1479
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Data Last Updated: 8/27/2020- Printed On: 8/28/2020.







**CHARLOTTE COUNTY PROPERTY APPRAISER**  
 PAUL L. POLK, CFA, AAS, RES

## Real Property Information for 412006484003 for the 2020 Tax Roll

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### Owner:

MULLEN DAVID H  
 17618 W 84TH TER  
 LENEXA , KS 66219

Ownership current through: 8/13/2020

### Property Location:

**Property Address:** 1741 WINSTAN AVE  
**Property City & Zip:** ENGLEWOOD 34223  
**Business Name:**

### General Parcel Information

<b>Taxing District:</b> 001
<b>Current Use:</b> VACANT COMMERCIAL (COMMERCIAL LAND WITH A LAND IMPROVEMENT)
<b>Future Land Use (Comp. Plan):</b> Commercial
<b>Zoning Code:</b> OMI
<b>Market Area / Neighborhood / Subneighborhood:</b> 02/70/00
<b>Map Number:</b> 2B06S
<b>Section/Township/Range:</b> 06-41-20
<b>SOH Base Year:</b>
<b>Waterfront:</b> NO

### Sales Information

Date	Book/Page	Selling Price	Sales code	Qualification/Disqualification Code
3/1/2003	<u>2192/2061</u>	\$53,000	IMPR-MULTI	<u>00</u>
1/22/2019	<u>4401/656</u>	\$100	IMPROVED	<u>11</u>
9/5/2019	<u>4481/79</u>	\$105,000	IMPROVED	<u>03</u>
9/5/2019	<u>4481/2030</u>	\$130,000	IMPROVED	<u>03</u>

Click on the book/page to view transaction document images on the Clerk of the Circuit Court's web site.  
Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

### FEMA Flood Zone (Effective 5/5/2003)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0187F	OUT	IN	11AE	12015C	COBRA OUT	120061	11	
0187F	OUT	IN	12AE	12015C	COBRA OUT	120061	12	

\*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below.

#### Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

### Preliminary 2020 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach	\$23,267	\$2,102	\$0	\$0	\$25,369
Income Approach					N/A
Market Approach					N/A
Classified Value					N/A

### 2020 Preliminary Tax Roll Values, as of January 1, 2020

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Value	County	City	School	Other
<b>Preliminary Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$21,564	\$21,564	\$21,564	\$21,564
<b>Preliminary Assessed Value:</b>	\$21,564	\$21,564	\$21,564	\$21,564
<b>Preliminary Taxable Value:</b>	\$21,564	\$21,564	\$21,564	\$21,564

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	LMP 001 0000 0187	1002	<u>OMI</u>	SQUARE FOOT	5966	0		0

Land Value may be adjusted due to scrub jay habitat. You can access the Board of County Commissioner's website to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat with Charlotte County, see the

[County's Natural Resources web site.](#)

### Land Improvement Information

Code	Description	Size	Year Built	Year Condition
4548	Mobile Home water and waste water service cost	1	1956	1956

View Building Sketch

### Legal Description:

<b>Short Legal:</b> LMP 001 0000 0187	<b>Long Legal:</b> LAMPPS FIRST ADD LT 187 RP1380 DC485/494 507/969 570/340 UNREC DC-FRS E1723/504 2192/2061 DC4401/634-636-JWM LOA440/638-644 4401/656 4481/79 4481/2030 4498/1486 PLR4498/1479
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