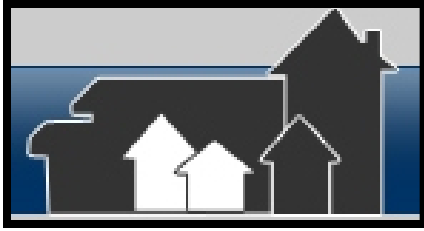


Welcome to the NEW KC Data Service



More Information. Better Data.

The Kansas City Data Service; a trusted name in the Kansas City Metro area for 34 years.

Established in 1982 by a small group of local appraisers, KC Data Service, Inc. is a non-profit appraiser cooperative whose sole purpose is to provide reliable property data to its membership.

*The database contains over 34 years of historical data...approaching 620,000 records!
All submitted by appraisers just like you.*

What's New.

- ◆ Completely redesigned upload process using .xml files (Manual upload maintained for non-UAD appraisal uploads).
- ◆ “Hover” over an address on the results page for quick view of property details.
- ◆ Alternative print options including a thumbnail view for field use.
- ◆ Redesigned color output page. Includes subject photos, subject sketch (with dimensions removed) and other maps and images selected by the appraiser.
- ◆ Quick reference mini grid.

Check out the attached examples!

To sign up for a “Test Drive” of our system

[Click Here](#)

KANSAS CITY DATA SERVICE

AN APPRAISER'S COOPERATIVE WHERE MEMBERS SHARE DATA

For information and membership contact: Michele Sirridge at (913)341-1287 or kcdataservice@yahoo.com

KC Data Service Detail Report

KC Data Service Inc., All Rights Reserved

11305 FOSTER ST

Record #: 716648

SUBJECT

Sales Price: \$249,000
Sale Type:
Financing: FHA
Seller Con: \$4,000
Contract Date: 9/16/2014
City: OVERLAND PARK
State: KS
County: JOHNSON
Zip Code: 66210
Legal Desc: SUMMERCREST, 5th Plat, Lot 25, Block 8
Closing Date: 11/4/2014
Type: SFR
Borrower: MORRIS, ZACKARY A & NUTONI, ANNA M
Owner/Builder: PLUNKETT, WHITNEY R & SARA J
DOM: 25
Subdivision: SUMMERCREST
HOA Dues: \$225.00
Parcel #: NP82200008 0025
Census Tract: 531.02



SITE/VIEW

Lot Area: 9392 sf
External Obs.: 0
Site Frontage:
Lot Dimensions: 68.5x131.11x75.66x130.27
Location Area:
Flood Area: No
Zoning: R-1; Single Family Residential District
Features: Electricity/Public, Water/Public, Gas/Public, Sewer/Public, Off-Site Street Improvements/Public
Lot Price:
View: N;Res;
Flood Zone:

DESIGN

Floor Plan: 2 **Design:** Traditional

EXTERIOR

Siding: HARDI SIDING/NEW **Roof:** COMPOSITION/GD

AGE/CONDITION

Actual Age: 27
Condition: C2
Decor Age: 1
Roof Age: N
Appliances Age: N
HVAC Age: N
Comments: 70 K IN IMPROVEMENTS INCLUDING HARDWOOD FLOORS, SKYLIGHT, DRIVEWAY, SPORT COURT, FENCE, SPRINKLER, GRANITE C & V TOPS, SINK, PLUMBING FIXTURES, HVAC, LANDSCAPING, APPLIANCES, WINDOWS, SIDING & DECK

ROOMS/SQUARE FOOTAGE

	Rec Rooms	Rooms	Bedrooms	Full Baths	Half Baths	Square Feet
Level 1		4			1	810sf
Level 2		4	4	2		1028sf
Level 3						
Total		8	4	2	1	1838sf
Grade Level:		0	0	0	0	0sf
Basement Finish:	1	0	0	0	0	302sf

BASEMENT

Bsmt Sq Ft: 810
Foundation Walls: Poured Concrete/Gd
Interior Only: Yes
Comments: REC ROOM
Full:
Crawlspace:
Walkup:

FUNCTIONAL OBSOLESCENCE

Amount: \$2,000
Comments: STEEP DRIVEWAY

HVAC

Heating: FA **Fuel:** GAS **Cooling:** CEN

GARAGE

Attached: 2

EXTERIOR AMENITIES

Deck: ; Deck; Sprinkler; Fence; ; Wood; Other; ; Sport Court

KITCHEN

Range/Oven, Dishwasher, Microwave

INTERIOR AMENITIES

Fireplace: 1 Regular

SUBJECT			
Sale Price	\$249,000		
Sale Price/Gross Liv. Area	\$135		
Data Source(s)			
Verification Source(s)			
VALUE ADJUSTMENTS	DESCRIPTION		
Sales Concessions			
Date of Sale			
Location	N;Res;		
Lease Hold/Fee Simple	Fee Simple		
Site	9392 sf		
View	N;Res;		
Design (Style)	DT2;Traditional		
Quality of Construction	Q3		
Actual Age	27		
Condition	C2		
Above Grade	Total	Bdms	Baths
Room Count	8	4	2.1
Gross Living Area	1838 sq. ft.		
Grade Rooms	0	0	0
Grade Living Area	0 sq. ft.		
Basement & Finished Rooms Below Grade	810sf302sf 1rr0br0.0ba0o		
Functional Utility	Avg/Steep Drive		
Heating/Cooling	FA/CAC		
Energy Efficient Items	Thermos		
Garage/Carport	2ga2dw		
Porch/Patio/Deck	Deck,BB Court		
Interior Amenities	Fireplace		
Amenities	Fen,Sprk,Granite		
DOM/CDOM	25/25		

PREVIOUS SALE DATA

Prior Sales Price: 0
Prior Sale Date:

RENTAL DATA

Number Units: 1
Num Occupied: 0
Actual Rent: 0
GRM: 0

COMPLIANCE

Inspected By: 03-229
Upload Date: 10/18/2014
Inspected Date:
Interior/Exterior: Interior
Book/Page #: /
Reference #: 201411 653
Record #: 716648

KC Data Service Detail Report

11305 FOSTER ST

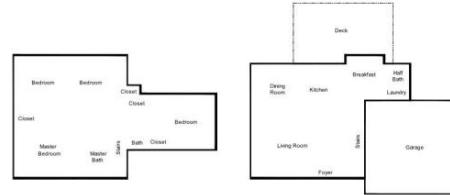
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Record #: 716648



Home Updates

- 2006 New Hardwoods throughout First Floor \$4710
- 2008 New Hardwood Steps and Upstairs Hallway \$4250
- 2012 New Skylight in Bathroom \$455
- 2012 New Awning over Front Door \$312
- 2011 New Driveway \$7000
- 2011 New Front Stoop \$3000
- 2011 New Sport Court in the Backyard \$4000
- 2012 New Sprinkler System (with freeze & rain warning) \$2000
- 2001 New Fence on North side of the house \$600
- 2012 New Fence on South side of the house & both gates \$1240
- 2010 Lawn Professionally maintained by Gunter \$260/annually
- 2012 New Granite & Blanco Kitchen Sink \$2839
- 2012 New Granite in Bathrooms 1635
- 2012 New Plumbing Fixtures 632
- 2006 New Appliances (Décor Range, Microwave & Refrigerator) \$5157
- 2013 New Miele Dishwasher \$1361
- 2003 New HVAC with HEPA filter for allergies \$6900
(installed and maintained by United Heating and Cooling)
- 2009 Two Anderson Windows Replaced on North side of the house \$900
- 2010 Two New Anderson Windows (400 Series) on South side of the house \$1585
- 2010 New Anderson Front Glass Door \$836
- 2011 Ten New Anderson Windows on front and Back of House (400 Series) \$12,345
(all windows and door bought and installed from All Weather)
- 2012 New James Hartie Siding & Trim (30 year warranty) \$13,857
- 2013 New Back Deck \$4200



Drawn by: [Signature]
Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	809.50	809.50	First Floor		
GLA2	Second Floor	1027.75	1027.75	2.0 x	9.0	18.00
P/P	Porch	304.00	304.00	8.5 x	37.0	314.50
GAR	Garage	444.85	444.85	18.0 x	26.5	477.00
				Second Floor		
				3.0 x	15.0	45.00
				13.0 x	17.5	227.50
				26.5 x	28.5	755.25
TOTAL LIVABLE (rounded)			1837	6 Calculations Total (rounded)		1837