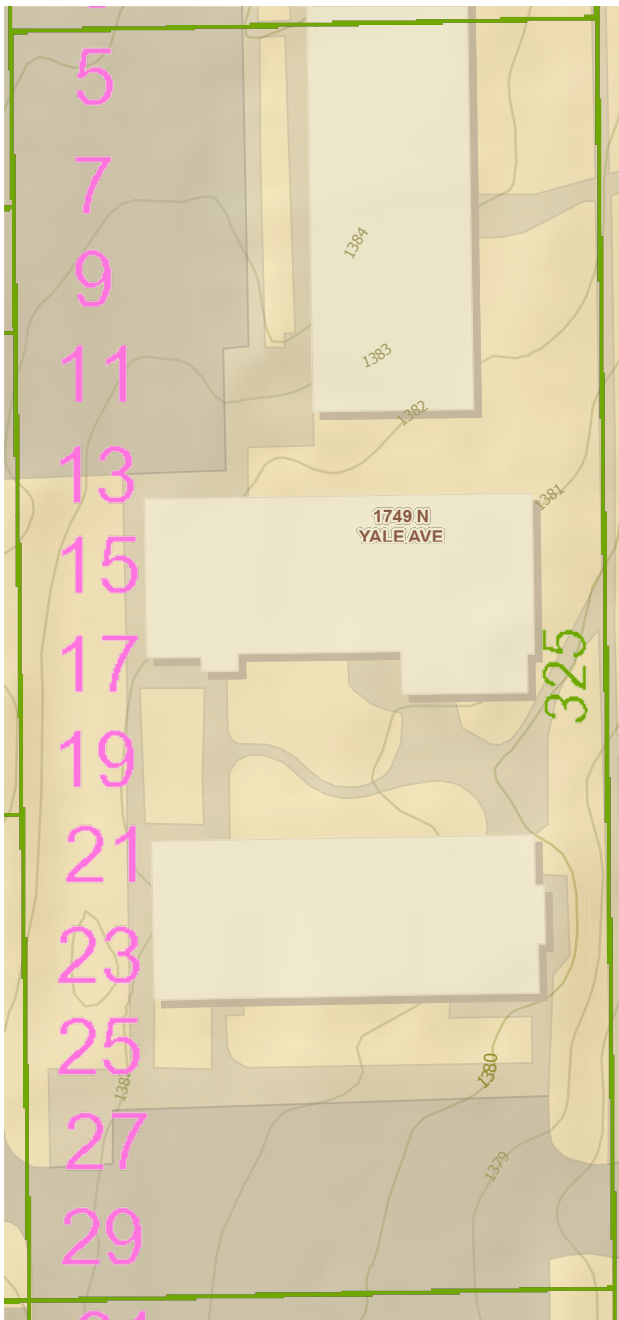
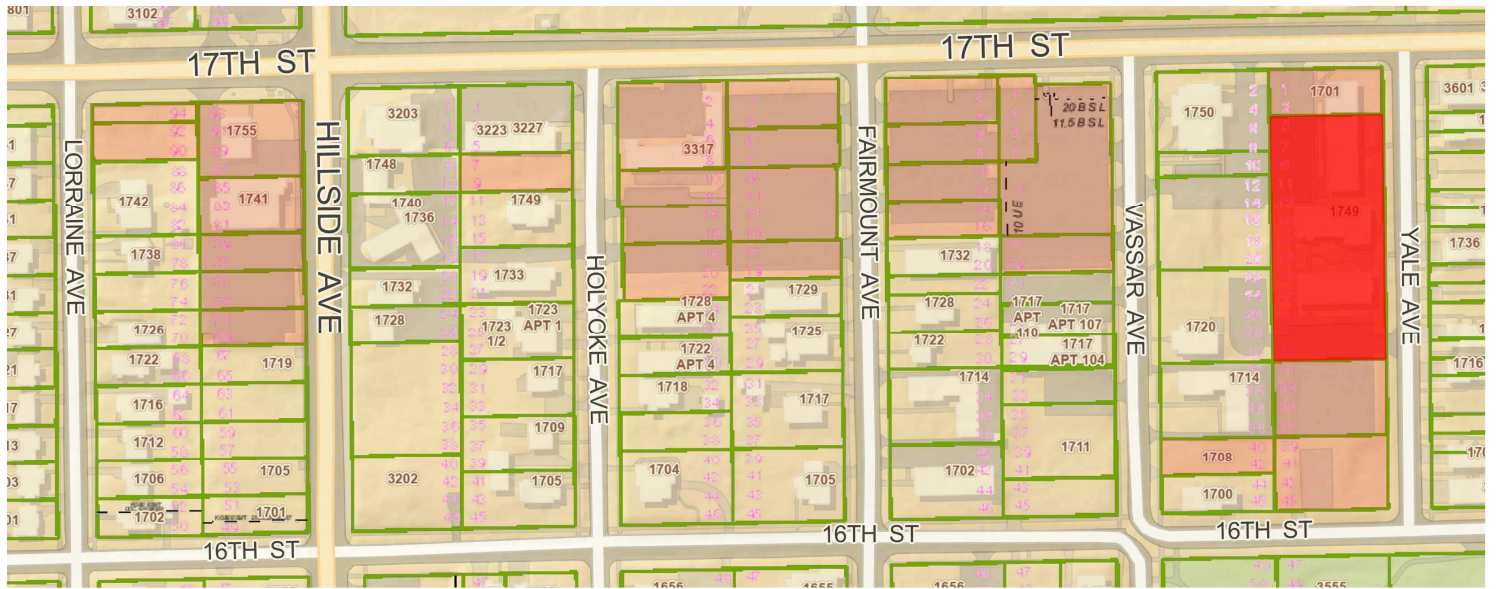


# PARCEL S149



# Property Details

**1749 N YALE AVE WICHITA**

**PIN: 00140914**

*Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.*

## Property Description

<b>Legal Description</b>	ODD LOTS 5 TO 29 INC. WELLESLEY AVE. FAIRMOUNT ADD. EXEMPT 6422-0
<b>Owner</b>	STATE OF KANSAS
<b>Mailing Address</b>	1845 N FAIRMOUNT WICHITA KS 67260-0047
<b>Geo Code</b>	C 04695
<b>PIN</b>	00140914
<b>AIN</b>	121110320100100B
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	1220 Congregate living facility
<b>Market Land Square Feet</b>	49,343
<b>2020 Total Acres</b>	1.13
<b>2020 Appraisal</b>	\$2,005,890
<b>2020 Assessment</b>	\$0

## Commercial Buildings

<b>Building</b>	<b>Units</b>	<b>Built</b>	<b>Sq. Ft.</b>
3-DORMITORY (Dormitory)		1962	11,286
3-DORMITORY (Dormitory)		1962	35,291
<b>More Details</b>	View the Property Record Card for full property details		



Parcel ID: 087-121-11-0-32-01-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020 Run Date: 2/26/2021 3:21:54 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS  
1845 N FAIRMOUNT  
WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

1749 N YALE AVE  
WICHITA, KS 67208

LAND BASED CLASSIFICATION SYSTEM

Function: 1220 Congregate livr Sfx:  
Activity: 1100 Household activities  
Ownership: 4200 State government  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E  
Property Type: CA-Commercial Apartments  
Living Units:  
Zoning: B  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 867.7 867.7  
Economic Adj. Factor:  
Map / Routing: / 121110320100100B  
School District: 0602 USD 259  
Legacy ID: 00140914  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

ODD LOTS 5 TO 29 INC. WELLESLEY  
AVE. FAIRMOUNT ADD.  
EXEMPT 6422-0



Image Date: 09/14/2020

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: On Street - 2  
Parking Quantity: Adequate - 2  
Parking Proximity: Near - 1  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/25/2016	3:00 PM	6	RE	485		
12/01/2011	10:43 AM	11	RE	247		
04/01/2005	9:25 AM	6		433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	49.300	1,956.590	2,005.890
<b>Total</b>	<b>49.300</b>	<b>1,956.590</b>	<b>2,005.890</b>

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	49,300	1,757,250	1,806,550
<b>Total</b>	<b>49,300</b>	<b>1,757,250</b>	<b>1,806,550</b>

MARKET LAND INFORMATION

Size	Type	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
Sqft	1-Primary Site - 1	49,343											36	30,000.00	1.00	1.00	1.00	1.00	49,300

Total Market Land Value 49,300



Parcel ID: 087-121-11-0-32-01-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020 Run Date: 2/26/2021 3:21:54 PM

GENERAL BUILDING INFORMATION

Situs: 1749 N YALE AVE WICHITA, KS 67208
LBCS Structure Code: 1320-Dormitory
Bldg No. & Name: 1 3-DORMITORY
Identical Units: 1 No. of Units:
Total Bldg Area: 11,286 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Table with 8 columns (1-8) and rows for Units, BR Type, and Baths.

CALCULATED VALUES

Table with 2 columns: Value Name and Value. Rows include Cost Land, Cost Building, Cost Total, Ag Use Land, Ag Buildings, Misc. Buildings, Manufactured Homes, Income Value, Market Value, MRA Value, New Construction, Indexed Value.

IMPROVEMENT COST SUMMARY

Table with 2 columns: Description and Value. Rows include Building RCN, Mkt Adj, Eco Adj, Building Value, Other Improvement RCN, Other Improvement Value.

FINAL VALUES

Table with 2 columns: Value Name and Value. Rows include Value Method, Land Value, Building Value, Final Value, Prior Value.

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Table with 22 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 22 columns: No., Occupancy, MSCIs, Rank, Qty, Yr Blt, Eff Yr, LBCS, Area, Perim, Hgt, Dimensions, Stories, Phys, Func, Econ, OVR%, Rsn, Cls, % Comp, RCN, %Gd, Value.

COMMERCIAL BUILDING SECTION COMPONENTS

Table with 9 columns: Sec, Code, Units, Pct, Size, Other, Rank, Year.

OTHER BUILDING IMPROVEMENT COMPONENTS

Table with 10 columns: No., Code, Units, Pct, Size, Other, Rank, Year.



Parcel ID: 087-121-11-0-32-01-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020 Run Date: 2/26/2021 3:21:54 PM

GENERAL BUILDING INFORMATION

Situs: 1749 N YALE AVE WICHITA, KS 67208
LBCS Structure Code: 1320-Dormitory
Bldg No. & Name: 2 3-DORMITORY
Identical Units: 1 No. of Units:
Total Bldg Area: 35,291 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 49,300
Cost Building: 1,956,590
Cost Total: 2,005,890
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: 3,848,720
Mkt Adj: 100 Eco Adj:
Building Value: 1,462,520
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: COST
Land Value: 49,300
Building Value: 1,956,590
Final Value: 2,005,890
Prior Value:

BUILDING COMMENTS

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

COMMERCIAL BUILDING SECTION COMPONENTS

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



Parcel ID: 087-121-11-0-32-01-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020

Run Date: 2/26/2021 3:21:54 PM

Sec	Code	Units	Pct	Size	Other	Rank	Year
5	8065-Canopy, Retail Wood Frame	238					



Parcel ID: 087-121-11-0-32-01-001.00-B

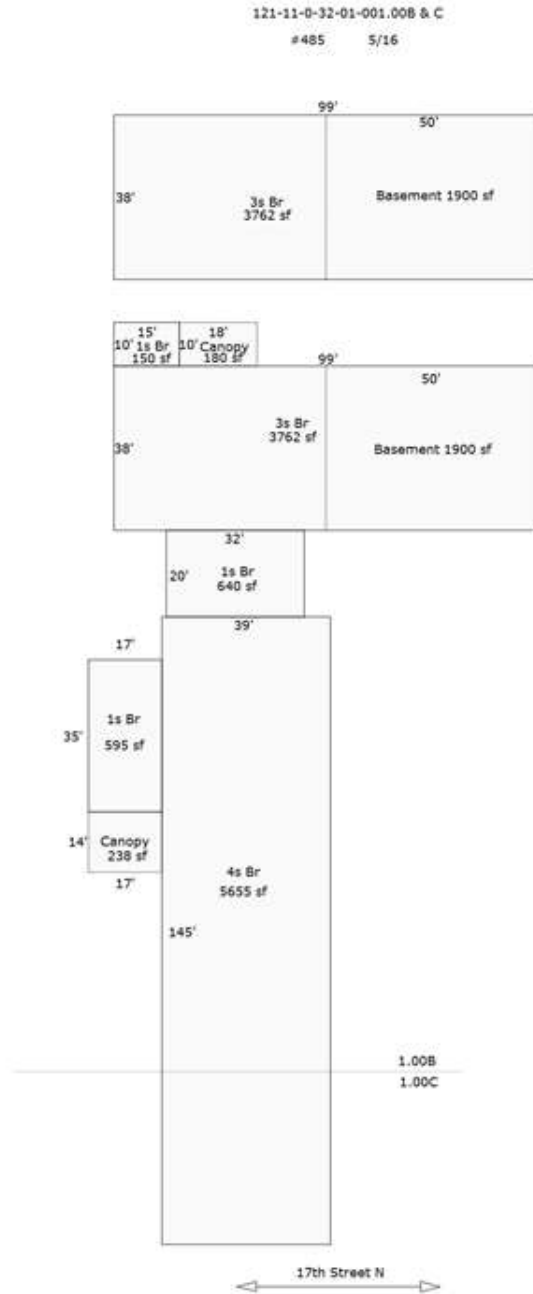
SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020 Run Date: 2/26/2021 3:21:54 PM

Plot Plan Sketch



Sketch by Apex Sketch





Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

Calc Date: 02/07/2020

Owner:

Sale 1  
Sale 2  
Sale 3

Date Amount Type Source Validity

LBCS Function: 1220 - Congregate living facility  
Nbhd: 867.7  
Primary Situs: 1749 N YALE AVE  
WICHITA, KS 67208

**COM BUILDING 1**

LBCS Structure: 1320 - Dormitory No. Units: 0 Assmt Class: E  
Identical Units: 1 Unit Type: M&S Zip / Mult: /  
Building Name: 3-DORMITORY Tot Bldg Area w/o Bsmt: 11,286

**SECTION 1**

Building Name: Interior Use: 011 - Apartment - 011 Physical Cond: AV  
Occupancy: 321 - Dormitory Level to Level: 01/03 Functional: AV  
M&S Class: C Num Stories: Economic:  
Rank: AV Area Per Floor: 3,762  
Yr. Blt/Eff Yr Blt: 1962/ Perimeter: 274 Assmt Class:  
Wall Height: 9

**BASEMENT**

Perimeter: 176

Occupancy: 321 - Dormitory Depth: 6  
Type: 703 - Unfinished Basement Rank: AV  
Area: 1900 M&S Class: C  
Interior Use: 011 - Apartment - 011

**Marshall & Swift Information:**

Wall Hgt Factor: 0 No. of Stories Adj: 0  
Local Multiplier: 0 Perimeter Adj: 0

	Units	Cost	Total
Base Cost:	11,286	76.47	863,040
810 - Cavity Brick	11,286	22.18	250,323
611 - Package Unit	11,286	8.73	98,527
8065 - Canopy, Retail Wood Frame	42	30.02	1,261
631 - Basic Structure Cost	11,286	107.49	1,213,151
633 - Unfinished Basement	1,900	28.99	55,081
633 - Building Cost New	11,286	112.37	1,268,232
Total Replacement Cost New			1,268,230

**TOTAL SECTION 1 COST VALUE**

Replacement Cost New: 1,268,230  
Ovrd Pct Good:  
Overall % Good(5) 38  
Unadjusted RCNLD: 481,930  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Adjusted RCNLD: 481,930

**TOTAL COM BUILDING 1 COST VALUE**

Replacement Cost New: 1,268,230  
Overall % Good: 38  
Unadjusted RCNLD: 481,930  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Building RCNLD (adjusted) 481,930  
Identical Units: 1  
Total Building RCNLD(adjusted): 481,930  
Adjusted RCNLD per Sqft: 42.70

**COM BUILDING 1 OTHER IMPROVEMENT 1**

Occupancy: 163 - Site Improvements Num Stories: 1 Physical Cond: AV  
LBCS Struct: Area: 10 Functional: AV  
Quantity: 1 Perimeter Economic:  
M&S Class: C Wall Height:  
Rank/Quality: AV Length: Assmt Class:  
Yr Blt / Eff Yr Blt: 1962/ Width: M&S Zip / Multi: /

Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

Calc Date:

02/07/2020

Marshall & Swift Information:	Wall Hgt Factor:	0.00	No. of Stories Adj:	0
	Local Multiplier:	0	Perimeter Adj:	0
	Units	Cost	Total	
8350 - Paving, Asphalt with Base	11,800	3.43	40,474	
631 - Basic Structure Cost	10	4,047.40	40,474	
<b>Total Replacement Cost New</b>			<b>40,470</b>	

<b>TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE</b>	Replacement Cost New:	40,470
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	12,140
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	12,140
	Identical Units:	1
	<b>Total Adjusted RCNLD:</b>	<b>12,140</b>

**COM BUILDING 2**

LBCS Structure: 1320 - Dormitory	No. Units: 0	Assmt Class: E
Identical Units: 1	Unit Type:	
Building Name: 3-DORMITORY	Tot Bldg Area w/o Bsmt: 35,291	M&S Zip / Mult: /

**SECTION 1**

Building Name:	Interior Use: 011 - Apartment - 011	Physical Cond: AV
Occupancy: 321 - Dormitory	Level to Level: 01/01	Functional: AV
M&S Class: C	Num Stories:	Economic:
Rank: AV	Area Per Floor: 150	Assmt Class:
Yr. Blt/EFff Yr Blt: 1962/	Perimeter: 35	
	Wall Height: 9	

Marshall & Swift Information:	Wall Hgt Factor:	0	No. of Stories Adj:	0
	Local Multiplier:	0	Perimeter Adj:	0
	Units	Cost	Total	
Base Cost:	150	100.1	15,015	
810 - Cavity Brick	150	29.04	4,356	
611 - Package Unit	150	11.43	1,714	
8065 - Canopy, Retail Wood Frame	180	30.02	5,404	
631 - Basic Structure Cost	150	176.59	26,489	
<b>Total Replacement Cost New</b>			<b>26,490</b>	

<b>TOTAL SECTION 1 COST VALUE</b>	Replacement Cost New:	26,490
	Ovrd Pct Good:	
	Overall % Good(5)	38
	Unadjusted RCNLD:	10,070
	Market Adj Factor:	100
	Economic Adj Factor:	0
	<b>Adjusted RCNLD:</b>	<b>10,070</b>

Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

Calc Date:

02/07/2020

**SECTION 2**

Building Name:		Interior Use:	011 - Apartment - 011	Physical Cond:	AV
Occupancy:	321 - Dormitory	Level to Level:	01/03	Functional:	AV
M&S Class:	C	Num Stories:		Economic:	
Rank:	AV	Area Per Floor:	3,762	Assmt Class:	
Yr. Blt/EFff Yr Blt:	1962/	Perimeter:	274		
		Wall Height:	9		

Marshall & Swift Information:	Wall Hgt Factor: 0	No. of Stories Adj: 0
	Local Multiplier: 0	Perimeter Adj: 0
	Units	Cost
	-----	-----
Base Cost:	11,286	76.47
810 - Cavity Brick	11,286	22.18
611 - Package Unit	11,286	8.73
631 - Basic Structure Cost	11,286	107.38
633 - Unfinished Basement	1,900	37.28
633 - Building Cost New	11,286	113.66
Total Replacement Cost New		1,282,720

**TOTAL SECTION 2 COST VALUE**

Replacement Cost New:	1,282,720
Ovrd Pct Good:	
Overall % Good(5)	38
Unadjusted RCNLD:	487,430
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	487,430

**SECTION 3**

Building Name:		Interior Use:	011 - Apartment - 011	Physical Cond:	AV
Occupancy:	321 - Dormitory	Level to Level:	01/01	Functional:	AV
M&S Class:	C	Num Stories:		Economic:	
Rank:	AV	Area Per Floor:	640	Assmt Class:	
Yr. Blt/EFff Yr Blt:	1962/	Perimeter:	40		
		Wall Height:	9		

Marshall & Swift Information:	Wall Hgt Factor: 0	No. of Stories Adj: 0
	Local Multiplier: 0	Perimeter Adj: 0
	Units	Cost
	-----	-----
Base Cost:	640	74.49
810 - Cavity Brick	640	21.61
611 - Package Unit	640	8.51
631 - Basic Structure Cost	640	104.61
Total Replacement Cost New		66,950

**TOTAL SECTION 3 COST VALUE**

Replacement Cost New:	66,950
Ovrd Pct Good:	
Overall % Good(5)	38
Unadjusted RCNLD:	25,440
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	25,440

Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

Calc Date:

02/07/2020

**SECTION 4**

Building Name:		Interior Use:	011 - Apartment - 011	Physical Cond:	AV
Occupancy:	321 - Dormitory	Level to Level:	01/04	Functional:	AV
M&S Class:	C	Num Stories:		Economic:	
Rank:	AV	Area Per Floor:	5,655	Assmt Class:	
Yr. Blt/EFff Yr Blt:	1962/	Perimeter:	368		
		Wall Height:	9		

Marshall & Swift Information:	Wall Hgt Factor: 0	No. of Stories Adj: 0
	Local Multiplier: 0	Perimeter Adj: 0
	Units	Cost
	-----	-----
Base Cost:	22,620	75.39
810 - Cavity Brick	22,620	21.87
611 - Package Unit	22,620	8.61
631 - Basic Structure Cost	22,620	105.87
Total Replacement Cost New		2,394,780

**TOTAL SECTION 4 COST VALUE**

Replacement Cost New:	2,394,780
Ovrd Pct Good:	
Overall % Good(5)	38
Unadjusted RCNLD:	910,020
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	910,020

**SECTION 5**

Building Name:		Interior Use:	011 - Apartment - 011	Physical Cond:	AV
Occupancy:	321 - Dormitory	Level to Level:	01/01	Functional:	AV
M&S Class:	C	Num Stories:		Economic:	
Rank:	AV	Area Per Floor:	595	Assmt Class:	
Yr. Blt/EFff Yr Blt:	1962/	Perimeter:	69		
		Wall Height:	9		

Marshall & Swift Information:	Wall Hgt Factor: 0	No. of Stories Adj: 0
	Local Multiplier: 0	Perimeter Adj: 0
	Units	Cost
	-----	-----
Base Cost:	595	84.54
810 - Cavity Brick	595	24.53
611 - Package Unit	595	9.65
8065 - Canopy, Retail Wood Frame	238	30.02
631 - Basic Structure Cost	595	130.73
Total Replacement Cost New		77,780

**TOTAL SECTION 5 COST VALUE**

Replacement Cost New:	77,780
Ovrd Pct Good:	
Overall % Good(5)	38
Unadjusted RCNLD:	29,560
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	29,560

**TOTAL COM BUILDING 2 COST VALUE**

Replacement Cost New:	3,848,720
Overall % Good:	38
Unadjusted RCNLD:	1,462,520
Market Adj Factor:	100
Economic Adj Factor:	0
Building RCNLD (adjusted)	1,462,520
Identical Units:	1
Total Building RCNLD (adjusted):	1,462,520
Adjusted RCNLD per Sqft:	41.44

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	E	49,343 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$49,300
							Total:	\$49,300

MARKET LAND TOTAL								\$49,300
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)								\$494,070
COM BUILDING 2 TOTAL (INCL OTHER IMPROVEMENTS)								\$1,462,520
MISCELLANEOUS SITE IMPROVEMENTS								\$0
<b>TOTAL PARCEL COST VALUE</b>								<b>\$2,005,890</b>