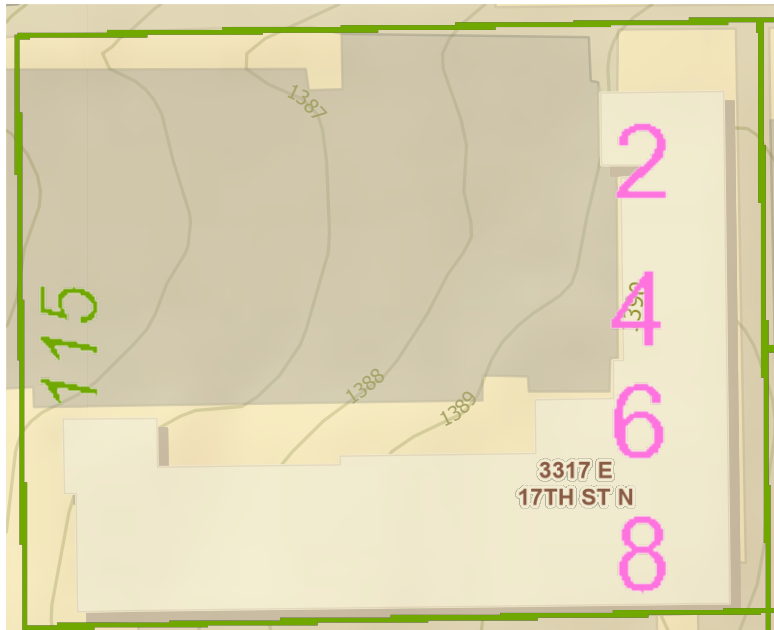
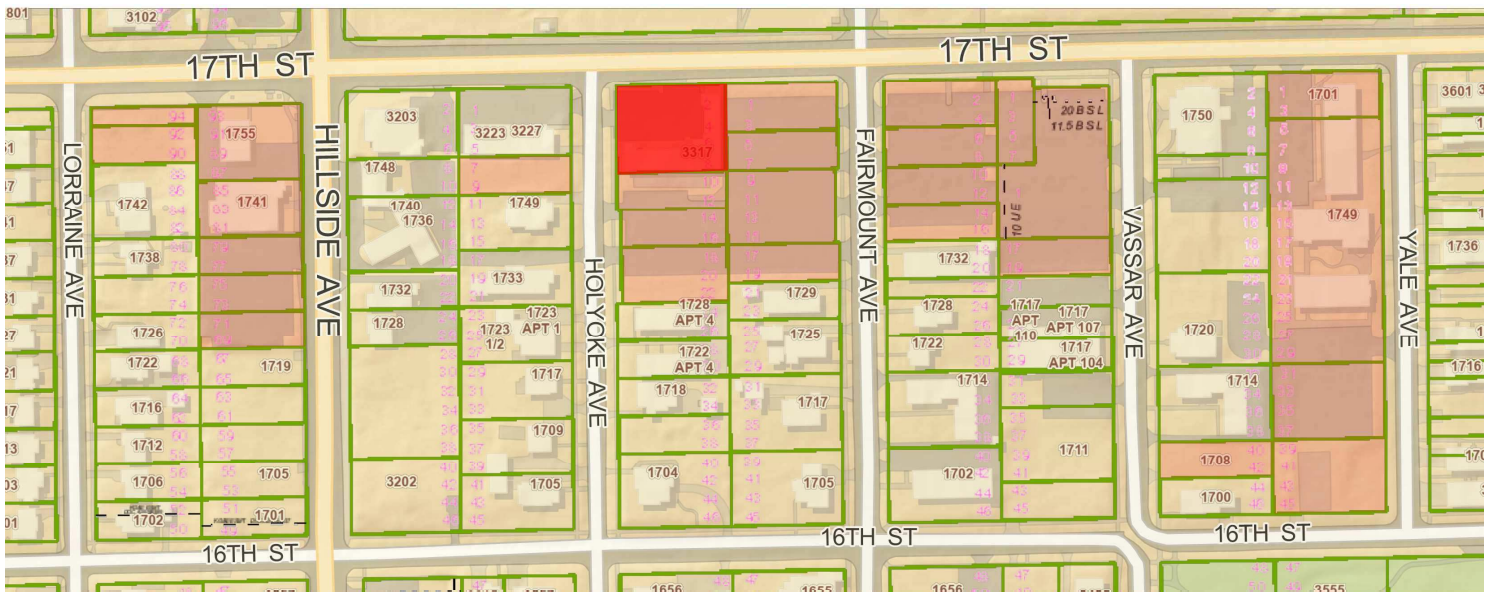


PARCEL S185



Property Details

3317 E 17TH ST N WICHITA

PIN: 00140749

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

Legal Description	LOTS 2-4-6-& 8 HOLYOKE AVE. FAIRMOUNT ADD. EXEMPT 3684-84-TX
Owner	STATE OF KANSAS
Mailing Address	1845 N FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 04562
PIN	00140749
AIN	121110320300100E
Tax Unit	6702 001 WICHITA U-259
Land Use	4236 Radio station
Market Land Square Feet	16,821
2020 Total Acres	.39
2020 Appraisal	\$351,500
2020 Assessment	\$0

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-KMUW WSU RADIO (Broadcasting Facility)		1965	5,624

More Details [View the Property Record Card for full property details](#)



Parcel ID: 087-121-11-0-32-03-001.00-E

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62228



Tax Year: 2020 Run Date: 2/26/2021 12:59:23 PM

OWNER NAME AND MAILING ADDRESS

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

PROPERTY SITUS ADDRESS

3317 E 17TH ST N
WICHITA, KS 67208

LAND BASED CLASSIFICATION SYSTEM

Function: 4236 Radio station Sfx:
Activity: 4340 Telecommunications-related
Ownership: 4200 State government
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Property Type: C-Commercial & Industrial
Living Units:
Zoning: LC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 121110320300100E
School District: 0602 USD 259
Legacy ID: 00140749
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 2-4-6-& 8 HOLYOKE AVE.
FAIRMOUNT ADD. EXEMPT 3684-
84-TX



121110320300100E 03/28/2020

Image Date: 09/14/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/25/2016	1:00 PM	6	RE	485		
11/29/2011	7:39 AM	11	RE	247		
04/05/2005	10:15 AM	6		463		

BUILDING PERMITS

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

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	16,800	334,700	351,500
Total	16,800	334,700	351,500

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	16,800	301,220	318,020
Total	16,800	301,220	318,020

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	16,821											36	30,000.00	1.00	1.00	1.00	1.00	16,800

Total Market Land Value 16,800



Parcel ID: 087-121-11-0-32-03-001.00-E

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62228



Tax Year: 2020 Run Date: 2/26/2021 12:59:23 PM

GENERAL BUILDING INFORMATION

Situs: 3317 E 17TH ST N WICHITA, KS 67208
LBCS Structure Code: 6500-Communication towers/buildings
Bldg No. & Name: 1 1-KMUW WSU RADIO
Identical Units: 1 No. of Units:
Total Bldg Area: 5,624 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 16,800
Cost Building: 326,980
Cost Total: 343,780
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 7,720
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 817,440
Mkt Adj: 100 Eco Adj:
Building Value: 326,980
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: COST
Land Value: 16,800
Building Value: 334,700
Final Value: 351,500
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: 087-121-11-0-32-03-001.00-E

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62228



Tax Year: 2020 Run Date: 2/26/2021 12:59:23 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	25,730
Eco Adj:	100
Other Improvement Value:	7,720

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	0.00
Total Ag Use Value:	0
Total Ag Mkt Value:	0

OTHER BUILDING IMPROVEMENTS

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
1	163-Site Improvements	C	2.00	1	1965			10		8		1	3	3						25,730	30	7,720

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	7,500					



Parcel ID: 087-121-11-0-32-03-001.00-E

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62228

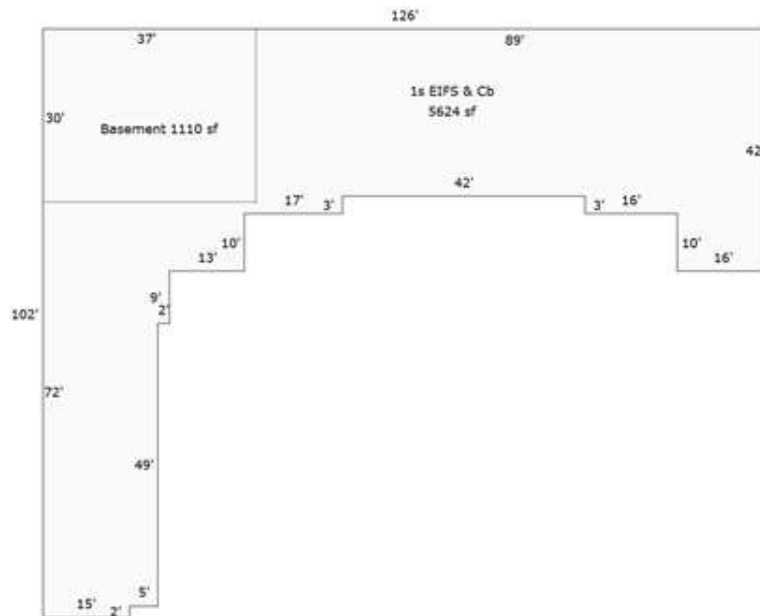


Tax Year: 2020 Run Date: 2/26/2021 12:59:23 PM

Plot Plan Sketch

121-11-0-32-03-001.00E

#485 5/16



17th Street N

Sketch by Aeon Search

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 1:06:39 PM

Parcel ID: 087-121-11-0-32-03-001.00-E

Quick Ref ID: R62228

Calc Date: 02/07/2020

Owner:

Sale 1
Sale 2
Sale 3

Date

Amount Type

Source Validity

LBCS Function: 4236 - Radio station
Nbhd: 867.7
Primary Situs: 3317 E 17TH ST
WICHITA, KS 67208

COM BUILDING 1

LBCS Structure: 6500 - Communication towers/building
Identical Units: 1
Building Name: 1-KMUW WSU RADIO

No. Units: 0
Unit Type:
Tot Bldg Area w/o Bsmt: 5,624

Assmt Class: E
M&S Zip / Mult: /

SECTION 1

Building Name:
Occupancy: 498 - Broadcasting Facility
M&S Class: C
Rank: AV
Yr. Blt/Eff Yr Blt: 1965/

Interior Use: 082 - Multi-Use Office - 082
Level to Level: 01/01
Num Stories:
Area Per Floor: 5,624
Perimeter: 482
Wall Height: 10

Physical Cond: AV
Functional: AV
Economic:
Assmt Class:

BASEMENT

Perimeter: 134

Occupancy: 498 - Broadcasting Facility
Type: 701 - Finished Basement
Area: 1110

Depth: 9
Rank: AV
M&S Class: C
Interior Use: 082 - Multi-Use Office - 082

Marshall & Swift Information:

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

	Units	Cost	Total
Base Cost:	5,624	109.54	616,053
882 - Stud -Brick Veneer	2,812	13.14	36,950
812 - Concrete Block	2,812	13.03	36,640
611 - Package Unit	5,624	9.21	51,797
631 - Basic Structure Cost	5,624	131.83	741,440
633 - Finished Basement	1,110	63.63	70,629
633 - Heating & Cooling	1,110	4.84	5,372
633 - Building Cost New	5,624	145.35	817,441
Total Replacement Cost New			817,440

TOTAL SECTION 1 COST VALUE

Replacement Cost New: 817,440
Ovrd Pct Good:
Overall % Good(5) 40
Unadjusted RCNLD: 326,980
Market Adj Factor: 100
Economic Adj Factor: 0
Adjusted RCNLD: 326,980

TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New: 817,440
Overall % Good: 40
Unadjusted RCNLD: 326,980
Market Adj Factor: 100
Economic Adj Factor: 0
Building RCNLD (adjusted) 326,980
Identical Units: 1
Total Building RCNLD(adjusted): 326,980
Adjusted RCNLD per Sqft: 58.14

PARCEL 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:	Assmt Class:
Rank/Quality: AV	Length:	M&S Zip / Multi: /
Yr Blt / Eff Yr Blt: 1965/	Width:	

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	7,500	3.43	25,725
631 - Basic Structure Cost	10	2,572.50	25,725
Total Replacement Cost New			25,730

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	25,730
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	7,720
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	7,720
Identical Units:	1
Total Adjusted RCNLD:	7,720

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	16,821 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$16,800
							Total:	\$16,800

MARKET LAND TOTAL	\$16,800
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$326,980
PARCEL OTHER IMPROVEMENTS TOTAL	\$7,720
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$351,500