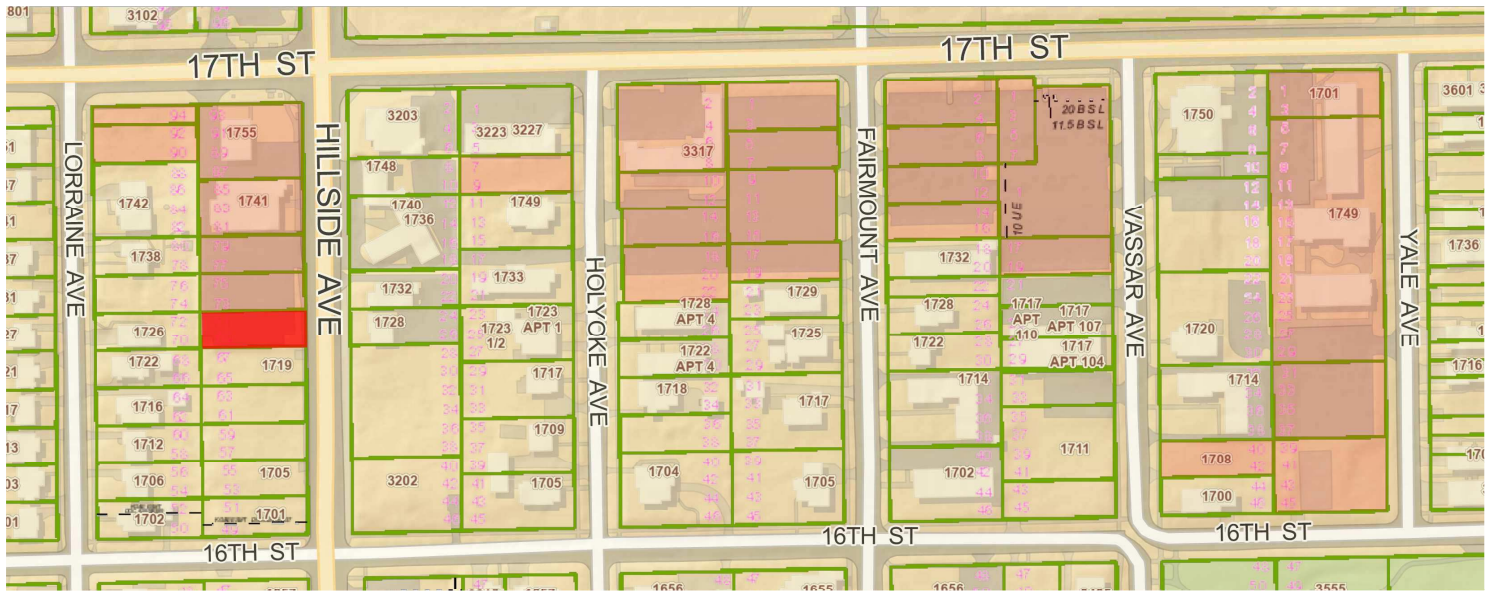


PARCEL S214



Property Details

LOTS 69-71 HILLSIDE AVE. WOODRIDGE PLACE ADD.

PIN: 00139395

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 69-71 HILLSIDE AVE. WOODRIDGE PLACE ADD.
Owner	WICHITA STATE UNIVERSITY
Mailing Address	1845 FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 03320
PIN	00139395
AIN	122100410101800
Tax Unit	6702 001 WICHITA U-259
Land Use	6132 University
Market Land Square Feet	6,991
2020 Total Acres	.16
2020 Appraisal	\$13,950
2020 Assessment	\$0



Parcel ID: 087-122-10-0-41-01-018.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68926



Tax Year: 2020 Run Date: 2/26/2021 3:52:42 PM

OWNER NAME AND MAILING ADDRESS

WICHITA STATE UNIVERSITY
1845 FAIRMOUNT
WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 6132 University Sfx:
Activity: 4110 Classroom-type activities
Ownership: 6100 Nonprofit educational
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Property Type: C-Commercial & Industrial
Living Units:
Zoning: B
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 122100410101800
School District: 0602 USD 259
Legacy ID: 00139395
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 69-71 HILLSIDE AVE.
WOODRIDGE PLACE ADD.

No Image Available

Image Date:

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: 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
02/07/2017	9:40 AM	11	RE	540		
12/02/2011	3:03 PM	11	RE	247		
07/19/2005	2:00 AM	6		434		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2020 APPRAISED VALUE

Cls	Land	Building	Total
E	7,000	6,950	13,950
Total	7,000	6,950	13,950

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	7,000	6,780	13,780
Total	7,000	6,780	13,780

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	6,991											36	30,000.00	1.00	1.00	1.00	1.00	7,000

Total Market Land Value 7,000



Parcel ID: 087-122-10-0-41-01-018.00-

SGORIONPROD Expanded Appraisal Card

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Tax Year: 2020 Run Date: 2/26/2021 3:52:42 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 23,150
 Eco Adj: 100
 Other Improvement Value: 6,950

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	1989			10		8		1	3	3						18,520	30	5,560
2	163-Site Improvements	C	2.00	1	1989			10		8	188 X 6	1	3	3						4,630	30	1,390

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	5,400					
2	8200-Fence, Wood Solid Boards	1,128					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:53:01 PM

Parcel ID: 087-122-10-0-41-01-018.00-

Quick Ref ID: R68926

Calc Date: 02/07/2020

Owner:

Date

Amount Type

Source Validity

LBCS Function: 6132 - University
Nbhd: 867.7
Primary Situs:

Sale 1
Sale 2
Sale 3

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:
Rank/Quality: AV Length: Assmt Class:
Yr Blt / Eff Yr Blt: 1989/ Width: M&S Zip / Multi: /

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	5,400	3.43	18,522		
631 - Basic Structure Cost	10	1,852.20	18,522		
Total Replacement Cost New			18,520		

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	18,520
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	5,560
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	5,560
	Identical Units:	1
	Total Adjusted RCNLD:	5,560

PARCEL OTHER IMPROVEMENT 2

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: 188 Assmt Class:
Yr Blt / Eff Yr Blt: 1989/ Width: 6 M&S Zip / Multi: /

Marshall & Swift Information:		Wall Hgt Factor:	0.00	No. of Stories Adj:	0
		Local Multiplier:	0	Perimeter Adj:	0
		Units	Cost	Total	
8200 - Fence, Wood Solid Boards	1,128	4.10	4,625		
631 - Basic Structure Cost	10	462.50	4,625		
Total Replacement Cost New			4,630		

TOTAL PARCEL OTHER IMPROVEMENT 2 COST VALUE	Replacement Cost New:	4,630
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	1,390
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	1,390
	Identical Units:	1
	Total Adjusted RCNLD:	1,390

MISCELLANEOUS SITE OVERRIDE VALUE

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:53:01 PM

Parcel ID: 087-122-10-0-41-01-018.00-

Quick Ref ID: R68926

Calc Date:

02/07/2020

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	6,991 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$7,000
Total:								\$7,000

MARKET LAND TOTAL								\$7,000
PARCEL OTHER IMPROVEMENTS TOTAL								\$6,950
MISCELLANEOUS SITE IMPROVEMENTS								\$0
TOTAL PARCEL COST VALUE								\$13,950