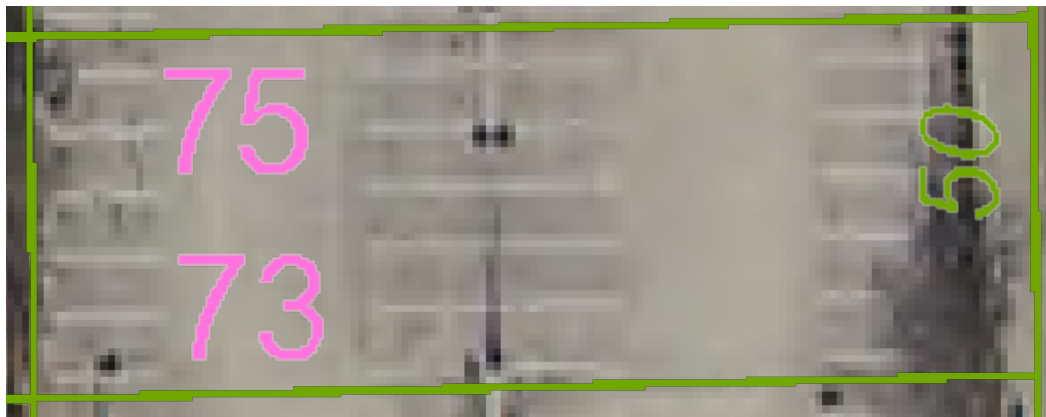
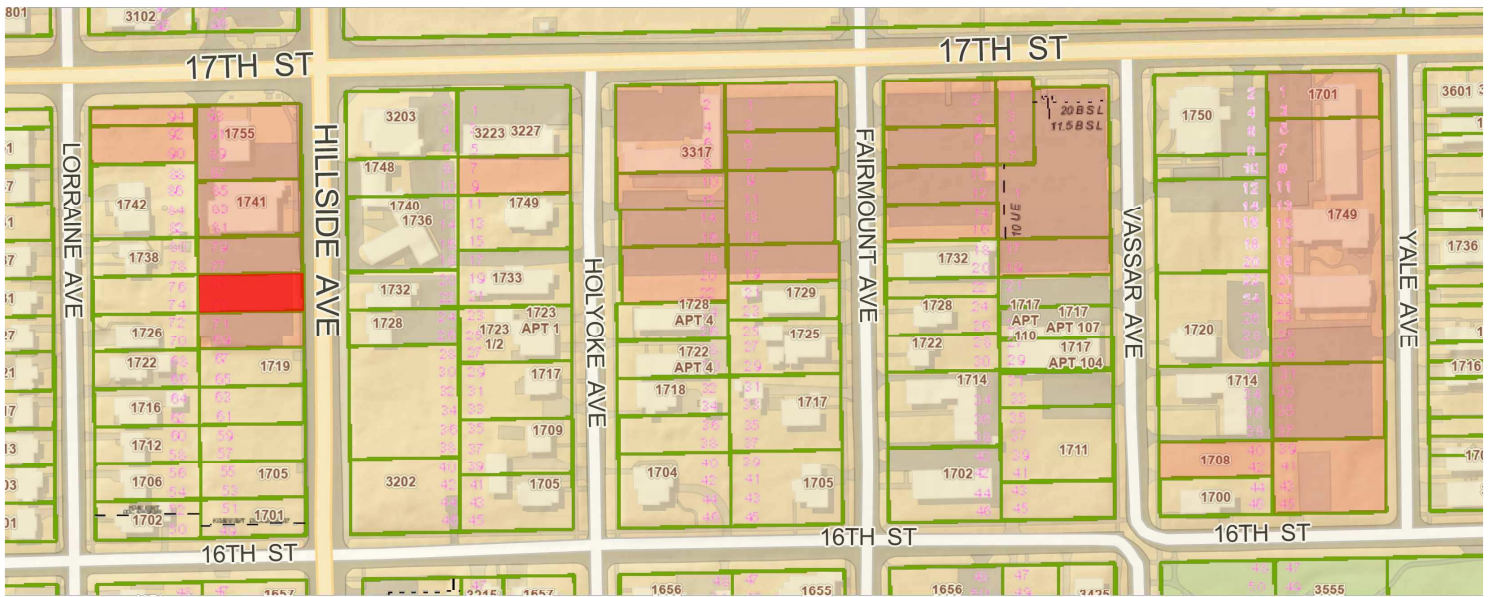


PARCEL S215



Property Details

LOTS 73-75 HILLSIDE AVE. WOODRIDGE PLACE ADD. EXEMPT NO. 90-18602-TX

PIN: 00139396

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 73-75 HILLSIDE AVE. WOODRIDGE PLACE ADD. EXEMPT NO. 90-18602-TX
Owner	WICHITA STATE UNIVERSITY
Mailing Address	1845 FAIRMOUNT WICHITA KS 67260-0047
Geo Code	C 03321
PIN	00139396
AIN	122100410101900A
Tax Unit	6702 001 WICHITA U-259
Land Use	6132 University
Market Land Square Feet	7,052
2020 Total Acres	.16
2020 Appraisal	\$13,530
2020 Assessment	\$0



Parcel ID: 087-122-10-0-41-01-019.00-A

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68927



Tax Year: 2020 Run Date: 2/26/2021 3:53:45 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: / 122100410101900C
School District: 0602 USD 259
Legacy ID: 00139396
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 73-75 HILLSIDE AVE.
WOODRIDGE PLACE ADD. EXEMPT
NO. 90-18602-TX

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Secondary Strip - 5
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
05/12/2016	9:00 AM	11	RE	485		
12/02/2011	3:00 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	7,100	6,430	13,530
Total	7,100	6,430	13,530

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	7,100	6,280	13,380
Total	7,100	6,280	13,380

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	7,052											36	30,000.00	1.00	1.00	1.00	1.01	7,100

Total Market Land Value 7,100



Parcel ID: 087-122-10-0-41-01-019.00-A

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68927



Tax Year: 2020 Run Date: 2/26/2021 3:53:45 PM

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 21,440
 Eco Adj: 100
 Other Improvement Value: 6,430

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	1973			10		8		1	3	3						21,440	30	6,430

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	6,250					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:54:13 PM

Parcel ID: 087-122-10-0-41-01-019.00-A

Quick Ref ID: R68927

Calc Date: 02/07/2020

Owner:

Sale 1
Sale 2
Sale 3

Date

Amount Type

Source Validity

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

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: 1973/	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	6,250	3.43	21,438
631 - Basic Structure Cost	10	2,143.80	21,438
Total Replacement Cost New			21,440

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	21,440
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	6,430
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	6,430
Identical Units:	1
Total Adjusted RCNLD:	6,430

MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	<u>Class</u>	<u>Value</u>
		Total: \$0

LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	E	7,052 SF	30,000 / \$1.00	1.00 / 1.00			\$1.01	\$7,100
							Total:	\$7,100

MARKET LAND TOTAL \$7,100

PARCEL OTHER IMPROVEMENTS TOTAL \$6,430

MISCELLANEOUS SITE IMPROVEMENTS \$0

TOTAL PARCEL COST VALUE \$13,530