

Property Details

LOTS 77-79 HILLSIDE AVE WOODRIDGE PLACE ADD EXEMPT NO. 90-18602-TX

PIN: 00139397

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 77-79 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 033210001
PIN	00139397
AIN	122100410101900B
Tax Unit	6702 001 WICHITA U-259
Land Use	6132 University
Market Land Square Feet	6,945
2020 Total Acres	.16
2020 Appraisal	\$12,870
2020 Assessment	\$0



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68928



Tax Year: 2020 Run Date: 2/26/2021 3:55:16 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,LC
Multi-Zoning: Y Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 122100410101900C
School District: 0602 USD 259
Legacy ID: 00139397
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 77-79 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	2:59 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	6,900	5,970	12,870
Total	6,900	5,970	12,870

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	6,900	5,830	12,730
Total	6,900	5,830	12,730

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	6,945											36	30,000.00	1.00	1.00	1.00	0.99	6,900

Total Market Land Value 6,900



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COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	19,890
Eco Adj:	100
Other Improvement Value:	5,970

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						19,890	30	5,970

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	5,800					

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:55:32 PM

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

Quick Ref ID: R68928

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: 1973/ 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	5,800	3.43	19,894
631 - Basic Structure Cost	10	1,989.40	19,894
Total Replacement Cost New			19,890

TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 19,890
OvrD Pct Good:
Overall % Good(5) 30
Unadjusted RCNLD: 5,970
Market Adj Factor: 100
Economic Adj Factor: 100
Adjusted RCNLD: 5,970
Identical Units: 1
Total Adjusted RCNLD: 5,970

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	6,945 SF	30,000 / \$1.00	1.00 / 1.00			\$0.99	\$6,900
							Total:	\$6,900

MARKET LAND TOTAL \$6,900

PARCEL OTHER IMPROVEMENTS TOTAL \$5,970

MISCELLANEOUS SITE IMPROVEMENTS \$0

TOTAL PARCEL COST VALUE \$12,870