

Property Details

1741 N HILLSIDE AVE WICHITA

PIN: 00139398

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 81-83-85 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 03322
PIN	00139398
AIN	122100410101900C
Tax Unit	6702 001 WICHITA U-259
Land Use	6132 University
Market Land Square Feet	10,595
2020 Total Acres	.24
2020 Appraisal	\$498,260
2020 Assessment	\$0

Commercial Buildings

Building	Units	Built	Sq. Ft.
3-LANG CTR INT'L ADMISSIONS (Classroom (College))		1956	11,361

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



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68929



Tax Year: 2020 Run Date: 2/26/2021 3:56:45 PM

OWNER NAME AND MAILING ADDRESS

WICHITA STATE UNIVERSITY
1845 FAIRMOUNT
WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

1741 N HILLSIDE AVE
WICHITA, KS 67214

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: LC
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 122100410101900C
School District: 0602 USD 259
Legacy ID: 00139398
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 81-83-85 HILLSIDE AVE.
WOODRIDGE PLACE ADD. EXEMPT
NO. 90-18602-TX



122100410101900C 09/09/2020

Image Date: 09/14/2020

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: Adjacent - 2
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	2:55 PM	11	RE	247		
07/19/2005	2:00 AM	6		434		

BUILDING PERMITS

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

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	10,600	487,660	498,260
Total	10,600	487,660	498,260

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	10,600	438,650	449,250
Total	10,600	438,650	449,250

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	10,595											36	30,000.00	1.00	1.00	1.00	1.00	10,600

Total Market Land Value 10,600



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

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68929



Tax Year: 2020 Run Date: 2/26/2021 3:56:45 PM

GENERAL BUILDING INFORMATION

Situs: 1741 N HILLSIDE AVE WICHITA, KS 67214
LBCS Structure Code: 4220-College or university facility
Bldg No. & Name: 1 3-LANG CTR INT'L ADMISSIONS
Identical Units: 1 No. of Units:
Total Bldg Area: 11,361 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 10,600
Cost Building: 487,660
Cost Total: 498,260
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: 1,393,320
Mkt Adj: 100 Eco Adj:
Building Value: 487,660
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: COST
Land Value: 10,600
Building Value: 487,660
Final Value: 498,260
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: 087-122-10-0-41-01-019.00-C

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68929



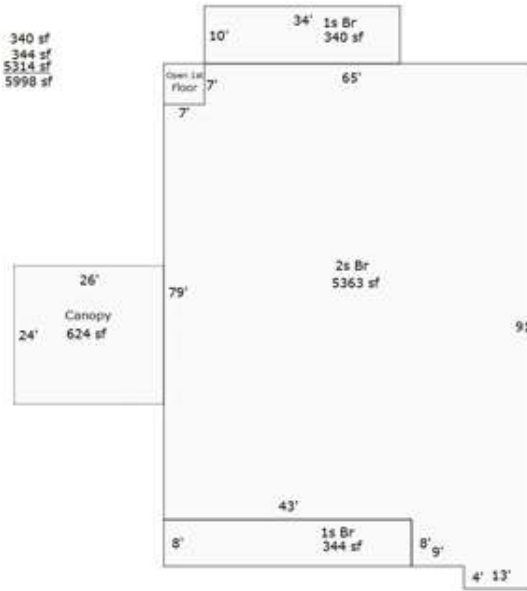
Tax Year: 2020 Run Date: 2/26/2021 3:56:45 PM

Plot Plan Sketch

122-10-0-41-01-019.00C
#485 5/16



First floor area: 340 sf
344 sf
5314 sf
5998 sf



Search by Area Search

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:57:11 PM

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

Quick Ref ID: R68929

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: 1741 N HILLSIDE AVE
WICHITA, KS 67214

COM BUILDING 1

LBCS Structure: 4220 - College or university facility
Identical Units: 1
Building Name: 3-LANG CTR INT'L ADMISSIONS

No. Units: 0
Unit Type:
Tot Bldg Area w/o Bsmnt: 11,361

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

SECTION 1

Building Name:
Occupancy: 368 - Classroom (College)
M&S Class: C
Rank: AV
Yr. Blt/EFff Yr Blt: 1956/

Interior Use: 055 - School - 055
Level to Level: 01/01
Num Stories:
Area Per Floor: 5,998
Perimeter: 339
Wall Height: 10

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

Marshall & Swift Information:

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

	Units	Cost	Total
Base Cost:	5,998	91.07	546,238
805 - Brick with Block Back-up	5,998	20.77	124,578
611 - Package Unit	5,998	9.77	58,600
8065 - Canopy, Retail Wood Frame	624	30.02	18,732
631 - Basic Structure Cost	5,998	124.73	748,148
Total Replacement Cost New			748,150

TOTAL SECTION 1 COST VALUE

Replacement Cost New: 748,150
Ovrd Pct Good:
Overall % Good(5) 35
Unadjusted RCNLD: 261,850
Market Adj Factor: 100
Economic Adj Factor: 0
Adjusted RCNLD: 261,850

SECTION 2

Building Name:
Occupancy: 368 - Classroom (College)
M&S Class: C
Rank: AV
Yr. Blt/EFff Yr Blt: 1956/

Interior Use: 055 - School - 055
Level to Level: 02/02
Num Stories:
Area Per Floor: 5,363
Perimeter: 312
Wall Height: 10

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

Marshall & Swift Information:

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

	Units	Cost	Total
Base Cost:	5,363	91.33	489,803
804 - Block with Stucco	5,363	19.17	102,809
611 - Package Unit	5,363	9.80	52,557
631 - Basic Structure Cost	5,363	120.30	645,169
Total Replacement Cost New			645,170

TOTAL SECTION 2 COST VALUE

Replacement Cost New: 645,170
Ovrd Pct Good:
Overall % Good(5) 35
Unadjusted RCNLD: 225,810
Market Adj Factor: 100
Economic Adj Factor: 0
Adjusted RCNLD: 225,810

TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New:	1,393,320
Overall % Good:	35
Unadjusted RCNLD:	487,660
Market Adj Factor:	100
Economic Adj Factor:	0
Building RCNLD (adjusted)	487,660
Identical Units:	1
Total Building RCNLD(adjusted):	487,660
Adjusted RCNLD per Sqft:	42.92

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	10,595 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$10,600
							Total:	\$10,600

MARKET LAND TOTAL	\$10,600
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$487,660
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$498,260