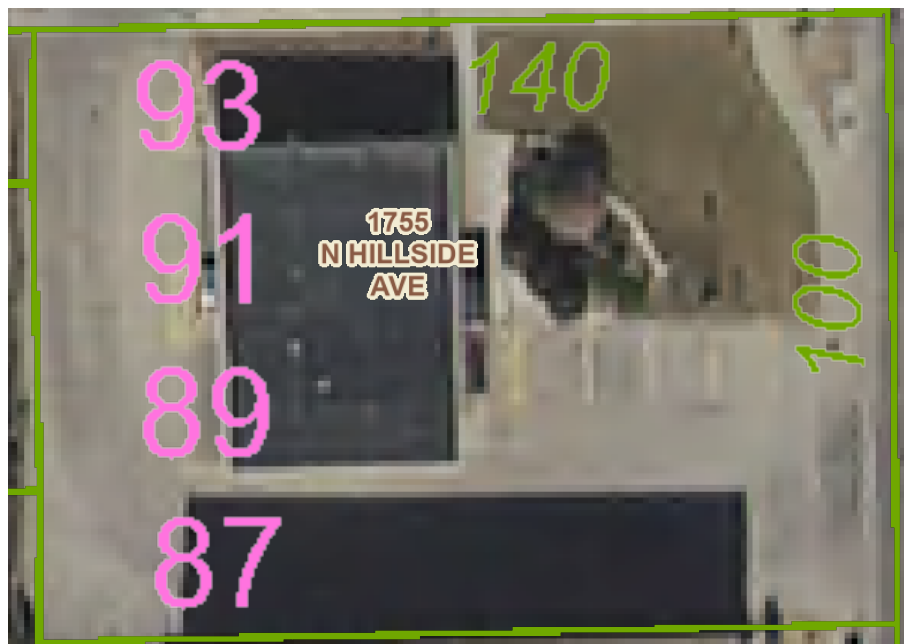
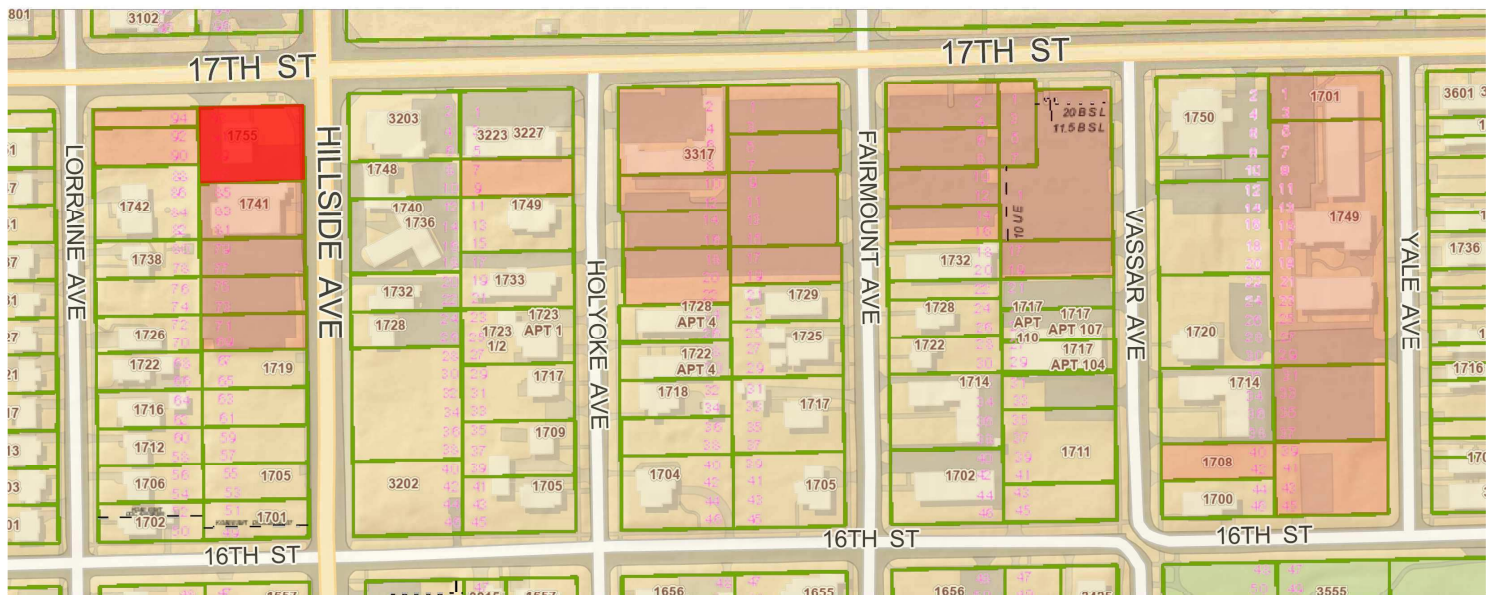


# PARCEL S218



# Property Details

**1755 N HILLSIDE AVE WICHITA**

**PIN: 00139399**

*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

<b>Legal Description</b>	LOTS 87-89-91-93 HILLSIDE AVE. WOODRIDGE PLACE ADD. EXEMPT 2001-9485-TX
<b>Owner</b>	STATE OF KS/KS BD OF REGENTS
<b>Mailing Address</b>	1845 FAIRMOUNT WICHITA KS 67260-0047
<b>Geo Code</b>	C 03323
<b>PIN</b>	00139399
<b>AIN</b>	122100410100100
<b>Tax Unit</b>	6702 001 WICHITA U-259
<b>Land Use</b>	2401 General office buildings (1-4 stories)
<b>Market Land Square Feet</b>	13,970
<b>2020 Total Acres</b>	.32
<b>2020 Appraisal</b>	\$127,900
<b>2020 Assessment</b>	\$0

## Commercial Buildings

<b>Building</b>	<b>Units</b>	<b>Built</b>	<b>Sq. Ft.</b>
1-WSU INTENSIVE ENGLISH CENTER (Office Building)		1985	1,750

**More Details**

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



Parcel ID: 087-122-10-0-41-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68909



Tax Year: 2020 Run Date: 2/26/2021 3:58:15 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KS/KS BD OF REGENTS

1845 FAIRMOUNT

WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

1755 N HILLSIDE AVE

WICHITA, KS 67214

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b Sfx:
Activity: 2300 Office 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: C+ / 122100410100100
School District: 0602 USD 259
Legacy ID: 00139399
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 87-89-91-93 HILLSIDE AVE.
WOODRIDGE PLACE ADD.
EXEMPT 2001-9485-TX



122100410100100 04/15/2019

Image Date: 05/17/2019

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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

Table with 7 columns: Date, Time, Code, Reason, Appraiser, Contact, Code. Rows include inspection dates from 03/06/2017 to 06/30/2010.

BUILDING PERMITS

Table with 6 columns: Number, Amount, Type, Issue Date, Status, % Comp. Row for permit 98577.

2020 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Values for 2020 appraisal.

2019 APPRAISED VALUE

Table with 4 columns: Cls, Land, Building, Total. Values for 2019 appraisal.

MARKET LAND INFORMATION

Table with 20 columns: 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.

Total Market Land Value 14,000



Parcel ID: 087-122-10-0-41-01-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R68909



Tax Year: 2020 Run Date: 2/26/2021 3:58:15 PM

GENERAL BUILDING INFORMATION

Situs: 1755 N HILLSIDE AVE WICHITA, KS 67214
LBCS Structure Code: 2101-Office building (low rise 1-4 stories)
Bldg No. & Name: 1 1-WSU INTENSIVE ENGLISH CENTER
Identical Units: 1 No. of Units:
Total Bldg Area: 1,750 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 14,000
Cost Building: 113,900
Cost Total: 127,900
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: 259,810
Mkt Adj: 100 Eco Adj:
Building Value: 106,520
Other Improvement RCN: 24,610
Other Improvement Value: 7,380

FINAL VALUES

Value Method: COST
Land Value: 14,000
Building Value: 113,900
Final Value: 127,900
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

OTHER BUILDING IMPROVEMENTS

Table with columns: 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

COMMERCIAL BUILDING SECTION COMPONENTS

Table with columns: Sec, Code, Units, Pct, Size, Other, Rank, Year

OTHER BUILDING IMPROVEMENT COMPONENTS

Table with columns: No., Code, Units, Pct, Size, Other, Rank, Year



Parcel ID: 087-122-10-0-41-01-001.00-

SGORIONPROD Expanded Appraisal Card

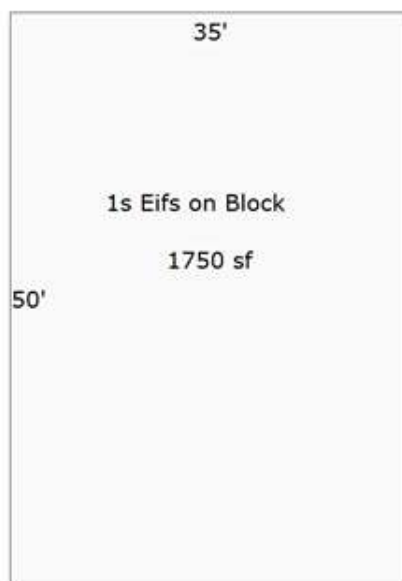
Quick Ref: R68909



Tax Year: 2020 Run Date: 2/26/2021 3:58:15 PM

Plot Plan Sketch

122-10-0-41-01-001.00  
#485 3/17



Hillside Avenue



Sketch by Aera Sketch



Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:58:39 PM

Parcel ID: 087-122-10-0-41-01-001.00-

Quick Ref ID: R68909

Calc Date: 02/07/2020

Owner:

Date

Amount Type Source Validity

LBCS Function: 2401 - General office buildings (1-4 stories)  
Nbhd: 867.7  
Primary Situs: 1755 N HILLSIDE AVE  
WICHITA, KS 67214

Sale 1  
Sale 2  
Sale 3

COM BUILDING 1

LBCS Structure: 2101 - Office building (low rise 1-4 sto  
Identical Units: 1  
Building Name: 1-WSU INTENSIVE ENGLISH CENTI

No. Units: 0  
Unit Type:  
Tot Bldg Area w/o Bsmt: 1,750

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

SECTION 1

Building Name:  
Occupancy: 344 - Office Building  
M&S Class: C  
Rank: GD  
Yr. Blt/Eff Yr Blt: 1985/

Interior Use: 082 - Multi-Use Office - 082  
Level to Level: 01/01  
Num Stories:  
Area Per Floor: 1,750  
Perimeter: 170  
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:	1,750	107.86	188.755
803 - Block with EIFS	1,750	29.93	52,378
611 - Package Unit	1,750	10.67	18,672
631 - Basic Structure Cost	1,750	148.46	259,805
Total Replacement Cost New			259,810

TOTAL SECTION 1 COST VALUE

Replacement Cost New: 259,810  
Ovr Pct Good:  
Overall % Good(5) 41  
Unadjusted RCNLD: 106,520  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Adjusted RCNLD: 106,520

TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New: 259,810  
Overall % Good: 41  
Unadjusted RCNLD: 106,520  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Building RCNLD (adjusted) 106,520  
Identical Units: 1  
Total Building RCNLD(adjusted): 106,520  
Adjusted RCNLD per Sqft: 60.87

COM BUILDING 1 OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements  
LBCS Struct:  
Quantity: 1  
M&S Class: C  
Rank/Quality: AV  
Yr Blt / Eff Yr Blt: 1985/

Num Stories: 1  
Area: 10  
Perimeter  
Wall Height:  
Length: 80  
Width: 6

Physical Cond: AV  
Functional: AV  
Economic:  
Assmt Class:  
M&S Zip / Multi: /

Parcel ID: 087-122-10-0-41-01-001.00-

Quick Ref ID: R68909

Calc Date: 02/07/2020

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	480	4.10	1,968	
631 - Basic Structure Cost	10	196.80	1,968	
<b>Total Replacement Cost New</b>			<b>1,970</b>	

<b>TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE</b>	Replacement Cost New:	1,970
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	590
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	590
	Identical Units:	1
	<b>Total Adjusted RCNLD:</b>	<b>590</b>

**COM BUILDING 1 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:	Assmt Class:
Rank/Quality: AV	Length:	M&S Zip / Multi: /
Yr Blt / Eff Yr Blt: 1985/	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	6,600	3.43	22,638	
631 - Basic Structure Cost	10	2,263.80	22,638	
<b>Total Replacement Cost New</b>			<b>22,640</b>	

<b>TOTAL COM BUILDING 1 OTHER IMPROVEMENT 2 COST VALUE</b>	Replacement Cost New:	22,640
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	6,790
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	6,790
	Identical Units:	1
	<b>Total Adjusted RCNLD:</b>	<b>6,790</b>

**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	13,970 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$14,000
								Total: \$14,000

**MARKET LAND TOTAL** \$14,000

**COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)** \$113,900

**MISCELLANEOUS SITE IMPROVEMENTS** \$0



Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:58:39 PM

Parcel ID: 087-122-10-0-41-01-001.00-

Quick Ref ID: R68909

Calc Date:

02/07/2020

TOTAL PARCEL COST VALUE

\$127,900