

PARCEL S218

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 .5 524.4205 Tm /F4 1

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

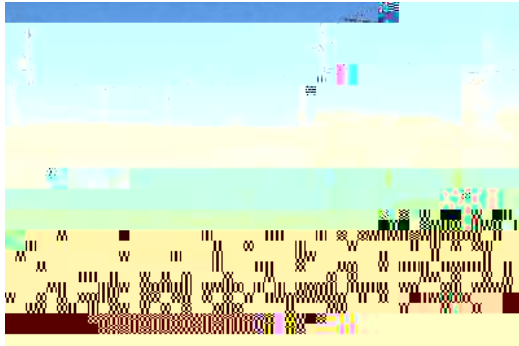


Image Date: 05/17/2019

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: 76
 Parking Proximity: On Site - 3
 Parking Covered:
 Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/06/2017	12:15 PM	11	RE	485		
03/15/2016	11:30 AM	11	RE	541		
06/30/2010	7:45 AM	8	RE	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
98577	1,250		06/30/1988	C	100

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	14,000	113,900	127,900
Total	14,000	113,900	127,900

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	14,000	111,650	125,650
Total	14,000	111,650	125,650

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	13,970											36	30,000.00	1.00	1.00	1.00	1.00	14,000

Total Market Land Value 14,000

Parcel ID:

Tax Year:

Run Date:



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

SGORION [REDACTED] Appraisal Card



Quick Ref: R68909

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



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 stc
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 / Mult: /

SECTION 1

Building Name:
Occupancy: 344 - Office Building
M&S Class: C
Rank: GD
Yr. Blt/EFff 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	
Total Replacement Cost New			1,970	

TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE	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
	Total Adjusted RCNLD:	590

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	
Total Replacement Cost New			22,640	

TOTAL COM BUILDING 1 OTHER IMPROVEMENT 2 COST VALUE	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
	Total Adjusted RCNLD:	6,790

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

