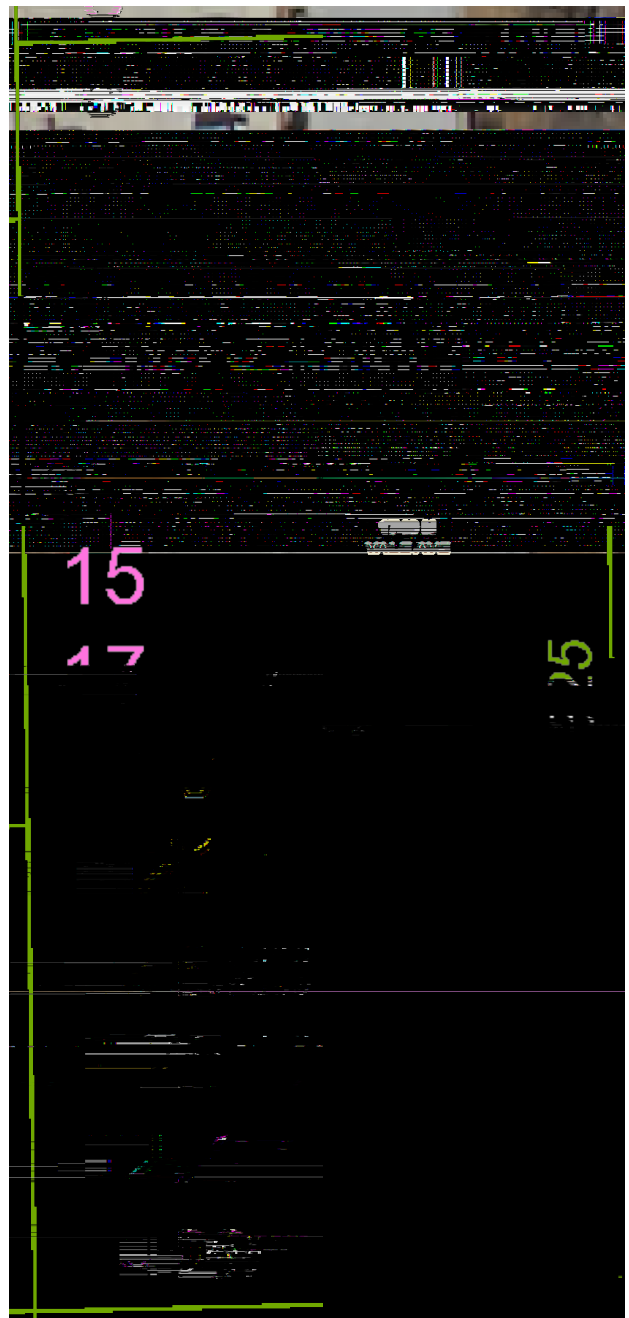


PARCEL S149



Property Det

PIN: 00140914

|



Parcel ID: 087-121-11-0-32-01-001.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R62194



Tax Year: 2020 Run Date: 2/26/2021 3:21:54 PM

OWNER NAME AND MAILING ADDRESS

STATE OF KANSAS
1845 N FAIRMOUNT
WICHITA, KS 67260-0047

PROPERTY SITUS ADDRESS

1749 N YALE AVE
WICHITA, KS 67208

LAND BASED CLASSIFICATION SYSTEM

Function: 1220 Congregate livr Sfx:
Activity: 1100 Household activities
Ownership: 4200 State government
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Property Type: CA-Commercial Apartments
Living Units:
Zoning: B
Multi-Zoning: N Non-Conforming: N
Neighborhood: 867.7 867.7
Economic Adj. Factor:
Map / Routing: / 121110320100100B
School District: 0602 USD 259
Legacy ID: 00140914
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

ODD LOTS 5 TO 29 INC. WELLESLEY
AVE. FAIRMOUNT ADD.
EXEMPT 6422-0



Image Date: 09/14/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Near - 1
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/25/2016	3:00 PM	6	RE	485		
12/01/2011	10:43 AM	11	RE	247		
04/01/2005	9:25 AM	6		433		

BUILDING PERMITS

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

2020 APPRAISED VALUE

Cls	Land	Building	Total
E	49.300	1,956.590	2,005.890
Total	49.300	1,956.590	2,005.890

2019 APPRAISED VALUE

Cls	Land	Building	Total
E	49,300	1,757,250	1,806,550
Total	49,300	1,757,250	1,806,550

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	49,343											36	30,000.00	1.00	1.00	1.00	1.00	49,300

Total Market Land Value 49,300



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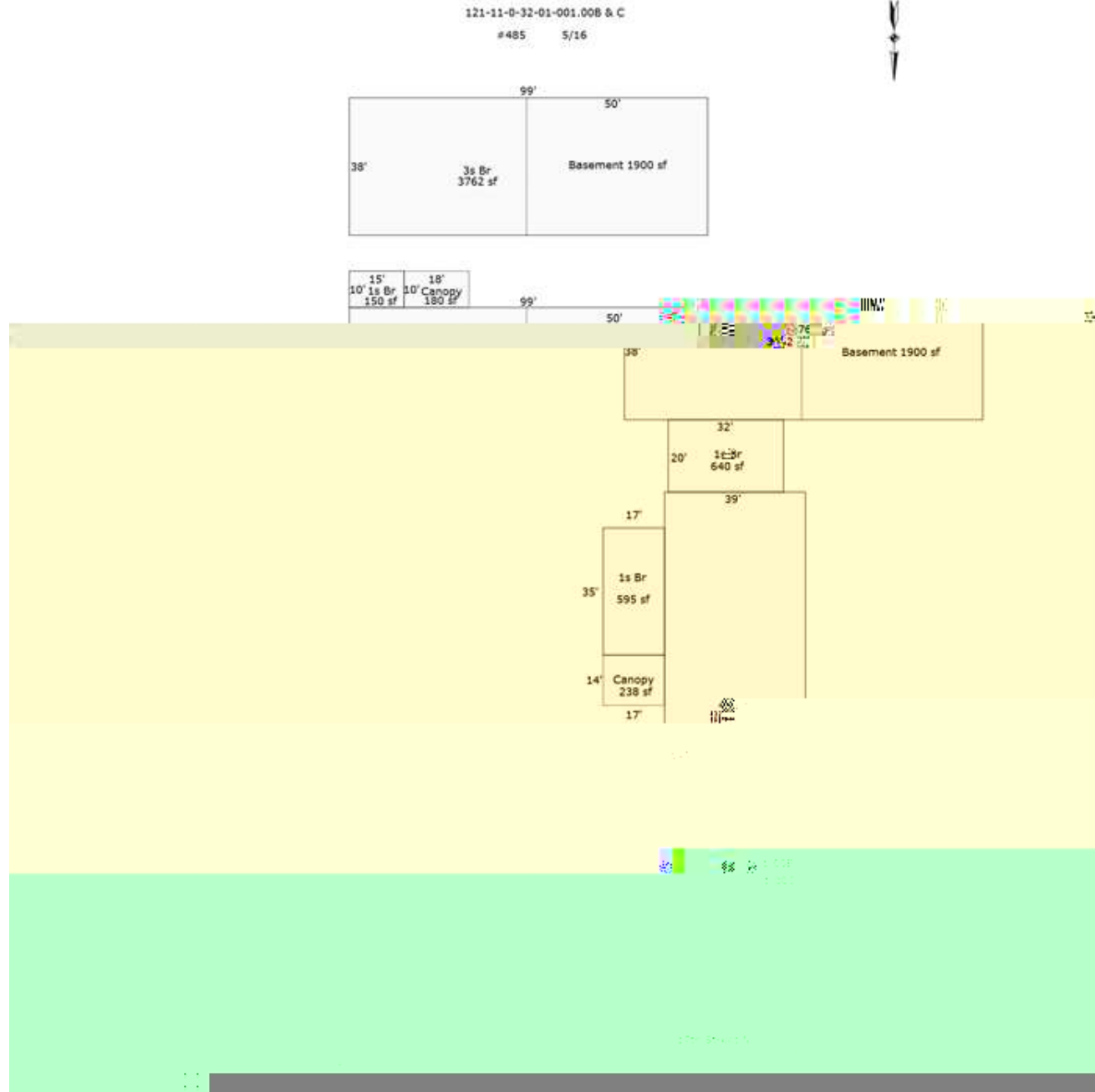
Quick Ref: R62194

Tax Year: 2020

Run Date: 2/26/2021 3:21:54 PM



Plot Plan Sketch



Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

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	
8350 - Paving, Asphalt with Base	11,800	3.43	40,474	
631 - Basic Structure Cost	10	4,047.40	40,474	
Total Replacement Cost New			40,470	

TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE	Replacement Cost New:	40,470
	Ovrd Pct Good:	
	Overall % Good(5)	30
	Unadjusted RCNLD:	12,140
	Market Adj Factor:	100
	Economic Adj Factor:	100
	Adjusted RCNLD:	12,140
	Identical Units:	1
	Total Adjusted RCNLD:	12,140

COM BUILDING 2

LBCS Structure: 1320 - Dormitory	No. Units: 0	Assmt Class: E
Identical Units: 1	Unit Type:	
Building Name: 3-DORMITORY	Tot Bldg Area w/o Bsmt: 35,291	M&S Zip / Mult: /

SECTION 1

Building Name:	Interior Use: 011 - Apartment - 011	Physical Cond: AV
Occupancy: 321 - Dormitory	Level to Level: 01/01	Functional: AV
M&S Class: C	Num Stories:	Economic:
Rank: AV	Area Per Floor: 150	Assmt Class:
Yr. Blt/EFff Yr Blt: 1962/	Perimeter: 35	
	Wall Height: 9	

Marshall & Swift Information:	Wall Hgt Factor:	0	No. of Stories Adj:	0
	Local Multiplier:	0	Perimeter Adj:	0
	Units	Cost	Total	
Base Cost:	150	100.1	15,015	
810 - Cavity Brick	150	29.04	4,356	
611 - Package Unit	150	11.43	1,714	
8065 - Canopy, Retail Wood Frame	180	30.02	5,404	
631 - Basic Structure Cost	150	176.59	26,489	
Total Replacement Cost New			26,490	

TOTAL SECTION 1 COST VALUE	Replacement Cost New:	26,490
	Ovrd Pct Good:	
	Overall % Good(5)	38
	Unadjusted RCNLD:	10,070
	Market Adj Factor:	100
	Economic Adj Factor:	0
	Adjusted RCNLD:	10,070

SEDGWICK COUNTY COST VALUATION REPORT

Calc Date:

02/07/2020

Tax Year: 2020

SEDGWICK COUNTY COST VALUATION REPORT

2/26/2021 3:22:15 PM

Parcel ID: 087-121-11-0-32-01-001.00-B

Quick Ref ID: R62194

Calc Date:

02/07/2020



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	49,343 SF	30,000 / \$1.00	1.00 / 1.00			\$1.00	\$49,300
							Total:	\$49,300

MARKET LAND TOTAL								\$49,300
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)								\$494,070
COM BUILDING 2 TOTAL (INCL OTHER IMPROVEMENTS)								\$1,462,520
MISCELLANEOUS SITE IMPROVEMENTS								\$0
TOTAL PARCEL COST VALUE								\$2,005,890