

SNCAMA Property Record Card

Parcel ID: 089-141-11-0-10-02-002.00-0

Quick Ref: R46792

Tax Year: 2023

Run Date: 4/12/2026 7:03:41 AM

OWNER NAME AND MAILING ADDRESS

WASHBURN SOUTH APARTMENTS LLC
SIMON. STAN

1200 SOVEREIGN ROW
OKLAHOMA CITY, OK 73108

PROPERTY SITUS ADDRESS

2100 SW HIGH AVE
Topeka, KS 66611

SARGENT APARTMENTS

LAND BASED CLASSIFICATION SYSTEM

Function: 1170 Garden apartm Sfx: 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 32
Zoning: M2
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-C
Tax Unit Group: 001-001

TRACT DESCRIPTION

UNIVERSITY PLACE SUB , BLOCK 02 , Lot 1
+ , HIGH AVE BLK 2 LOTS 1-2-3- & W 34.3 6 FT
OF LOTS 4-5-6 UNIVERSITY PLACE SUB
SECTION 11 TOWNSHIP 12 RANGE 15



Image Date: 09/13/2017

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 and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 40

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/11/2017	2:20 PM	1	S	JGW	Zach	5
06/22/2016	11:20 AM	5	S	TMB		
03/13/2014	10:00 AM	1	H	TMB	Greg McGivern	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
P0368		1 OB&Y	03/10/1992	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	139.970	975.270	1,115.240
Total	139.970	975.270	1,115.240

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	139.970	867.080	1,007.050
Total	139.970	867.080	1,007.050

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Soft	1-Primary Site - 1		55.989				0	125						5	20,000.00	2.00	2.00	2.00	139.970

Total Market Land Value 139,970

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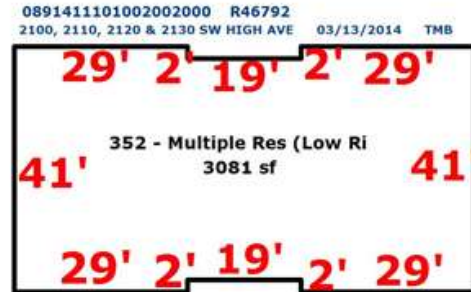
Run Date: 4/12/2026 7:03:41 AM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)
 Bldg No. & Name: 1 SARGENT APARTMENTS
 Identical Units: 4 No. of Units: 8
 Unit Type: WST- Water, Sewer, Trash
 MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:	4	4						
BR Type:	2	1						
Baths:	1.0	1.0						



IMPROVEMENT COST SUMMARY

Building RCN: 805,440
 Mkt Adj: 100 Eco Adj:
 Building Value: 370,500
 Other Improvement RCN: 85,290
 Other Improvement Value: 28,150

CALCULATED VALUES

Cost Land: 139,970
 Cost Building: 1,510,150
 Cost Total: 1,650,120
 Income Value: 1,115,240
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: INCOME
 Land Value: 139,970
 Building Value: 975,270
 Final Value: 1,115,240
 Prior Value:

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	352-Multiple Res (Low Rise)	D	2.33	1949		01 / 02		3,081	244	8	3	3				011			805,440	46	370,500
703	352-Multiple Res (Low Rise)	C	2.33			1		3,081	244	8						086					

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		163-Site Improvements	P	2.00	1	1995			10		8			1	3	3				85,290	33	28,150

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		100				
1	8001-Porch, Raised Slab	24					
1	8001-Porch, Raised Slab	24					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	12,580					