

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-29-017.00-0

Quick Ref: R26121

Tax Year: 2025

Run Date: 5/27/2025 3:22:11 PM

OWNER NAME AND MAILING ADDRESS

KANSAS VILLAGE AT OLD TOWN LLC

1200 SOVEREIGN ROW
OKLAHOMA CITY, OK 73108

PROPERTY SITUS ADDRESS

723 SW TAYLOR ST
Topeka, KS 66603
715 SW TAYLOR ST
THE VILLAGE AT OLD TOWN

LAND BASED CLASSIFICATION SYSTEM

Function: 1170 Garden apartment 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: 36
Zoning: M3
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-C
Tax Unit Group: 001-001

Image Date: 09/29/2023

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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 46

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/31/2023	2:15 PM	VI	R	LEG		
06/12/2018	9:15 AM	1	S	JGW	Cynthia	5
03/07/2014	11:00 AM	1	H	TMB	Linda Bell	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T2001	10,000	Emergency Damage/Storm Damage	02/12/2001	C	
T0411	3,000	Interior Remodel	12/01/1998	C	100
T0409	2,500	Interior Remodel	12/01/1998	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	67.880	945.440	1,013.320
Total	67.880	945.440	1,013.320

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	67.880	920.450	988.330
Total	67.880	920.450	988.330

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 223 +,
TAYLOR ST LOTS 223-225-227-229-231-233-
235-237-239 SECTION 31 TOWNSHIP 11
RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

MARKET LAND INFORMATION

Method	Type	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
Sqft	1-Primary Site - 1	33.941											5	20,000.00	2.00	2.00	2.00	67.880

Total Market Land Value 67,880

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-29-017.00-0

Quick Ref: R26121

Tax Year: 2025

Run Date: 5/27/2025 3:22:11 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)

Bldg No. & Name: 1 THE VILLAGE AT OLD TOWN

Identical Units: 1 No. of Units: 18

Unit Type: WST- Water, Sewer, Trash

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 1 12 5

BR Type: 1 2 2

Baths: 1.0 1.0 2.0

IMPROVEMENT COST SUMMARY

Building RCN: 1,725,810

Mkt Adj: 100 Eco Adj:

Building Value: 776,620

Other Improvement RCN: 84,050

Other Improvement Value: 15,130

CALCULATED VALUES

Cost Land: 67,880

Cost Building: 1,568,370

Cost Total: 1,636,250

Income Value: 1,013,320

Market Value:

MRA Value:

FINAL VALUES

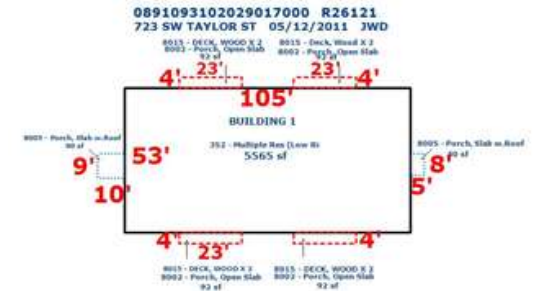
Value Method: INCOME

Land Value: 67,880

Building Value: 945,440

Final Value: 1,013,320

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	2.00	1970		01 / 03		5,565	316	8	3	3				011			1,725,810	45	776,620

OTHER BUILDING IMPROVEMENTS

No.	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	1970			10		8				1	2	3			26,820	18	4,830
2	163-Site Improvements	P	2.00	1	1970			10		8				1	2	3			57,230	18	10,300

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	616-Ind Thu-Wall Heat Pump		100				
1	882-Stud -Brick Veneer		80				
1	895-Stud -Vinyl Siding		20				
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8005-Porch, Slab with Roof	90					
1	8005-Porch, Slab with Roof	40					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	3,600		10			
2	8350-Paving, Asphalt with Base	11,400					

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-29-017.00-0

Quick Ref: R26121

Tax Year: 2025

Run Date: 5/27/2025 3:22:11 PM

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	8015-Deck, Wood	92					

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-29-017.00-0

Quick Ref: R26121

Tax Year: 2025

Run Date: 5/27/2025 3:22:11 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)

Bldg No. & Name: 2 THE VILLAGE AT OLD TOWN

Identical Units: 1 No. of Units: 18

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 12 6

BR Type: 2 2

Baths: 1.0 2.0

IMPROVEMENT COST SUMMARY

Building RCN: 1,725,810

Mkt Adj: 100 Eco Adj:

Building Value: 776,620

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 67,880

Cost Building: 1,568,370

Cost Total: 1,636,250

Income Value: 1,013,320

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 67,880

Building Value: 945,440

Final Value: 1,013,320

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	2.00	1970		01 / 03		5,565	316	8	3	3				011			1,725,810	45	776,620

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	616-Ind Thu-Wall Heat Pump		100				
1	882-Stud -Brick Veneer		80				
1	895-Stud -Vinyl Siding		20				
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8002-Porch, Open Slab	92					
1	8005-Porch, Slab with Roof	90					
1	8005-Porch, Slab with Roof	40					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					
1	8015-Deck, Wood	92					

OTHER BUILDING IMPROVEMENT COMPONENTS