

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-24-004.00-0

Quick Ref: R44277

Tax Year: 2025

Run Date: 5/22/2026 11:48:52 AM

OWNER NAME AND MAILING ADDRESS

WASHBURN WEST APARTMENTS LLC

1200 SOVEREIGN ROW
OKLAHOMA CITY, OK 73108

PROPERTY SITUS ADDRESS

1515 SW 15TH ST
Topeka, KS 66604

Washburn West (FKA 1515 SW 15TH ST APTS)

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: 11
Zoning: M3, R2
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-DPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

HOLLAND SUB, S01, T12, R15, Lot 1513 +, SW
15TH WAS WALNUT ST LOTS 1513-1515-1517 &
FRL 1519 PLUS E 1/2 VACATED ALLEY
SECTION 01 TOWNSHIP 12 RANGE 15



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: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 20

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/09/2023	2:40 PM	VI	R	LEG		
08/14/2018	12:23 PM	5	S	JGW		
01/09/2018	4:00 PM	5	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	32.020	287.170	319.190
Total	32.020	287.170	319.190

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	32.020	274.620	306.640
Total	32.020	274.620	306.640

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		16.012											5	20,000.00	2.00	2.00	2.00	32.020

Total Market Land Value 32,020

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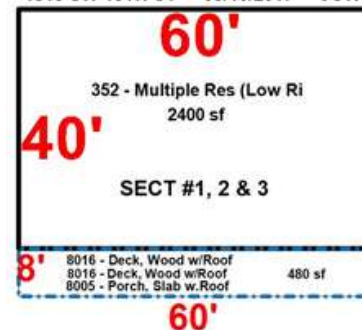
GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)
 Bldg No. & Name: 1 Washburn West (FKA 1515 SW 15TH ST APTS)
 Identical Units: 1 No. of Units: 11
 Unit Type: WST- Water, Sewer, Trash
 MS Mult: MS Zip:

APARTMENT DATA

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

0891410102024004000 R44277
 1515 SW 15TH ST 08/10/2017 JGW



IMPROVEMENT COST SUMMARY

Building RCN: 886,640
 Mkt Adj: 100 Eco Adj:
 Building Value: 301,470
 Other Improvement RCN: 38,540
 Other Improvement Value: 6,890

CALCULATED VALUES

Cost Land: 32,020
 Cost Building: 308,360
 Cost Total: 340,380
 Income Value: 319,190
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: INCOME
 Land Value: 32,020
 Building Value: 287,170
 Final Value: 319,190
 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	1977		01 / 01		2,400	200	10	2	3				011			289,520	34	98,440
2	352-Multiple Res (Low Rise)	D	2.00	1977		02 / 02		2,400	200	10	2	3				011			297,130	34	101,030
3	352-Multiple Res (Low Rise)	D	2.00	1977		03 / 03		2,400	200	10	2	3				011			299,990	34	102,000

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	1977			10		8				2	3				34,520	18	6,210
2		163-Site Improvements	M	2.00	1	2001			10		8				3	2				4,020	17	680

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	887-Stud -Hardboard Siding		100				
1	8005-Porch, Slab with Roof	480					
1	8275-Concrete Bulkhead Wall, 8 in. thi	32					
2	612-Warmed and Cooled Air		100				
2	887-Stud -Hardboard Siding		100				
2	8016-Deck, Wood with Roof	480					
3	612-Warmed and Cooled Air		100				
3	890-Stud -Shingles		100				
3	8016-Deck, Wood with Roof	480					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	6,876					
2	6605064-Outdoor Floodlight, Mercury \	1					
2	6605071-Outdoor Lighting Pole, Steel	24			1		