

SNCAMA Property Record Card

Parcel ID: 089-133-06-0-20-10-002.00-0

Quick Ref: R33257

Tax Year: 2026

Run Date: 8/2/2025 4:32:10 AM

OWNER NAME AND MAILING ADDRESS

BENTLEY PLACE APARTMENTS LLC

1200 SOVEREIGN ROW
OKLAHOMA CITY, OK 73108

PROPERTY SITUS ADDRESS

1300 SW TYLER ST
Topeka, KS 66612

BENTLEY PLACE 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: 36
Zoning: M3
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-CPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

HUNTOONS ADDITION, S06, T12, R16, BLOCK
9, Lot 470 +, TYLER ST LOTS 470, 472, 474, 476,
478, 480 BLK 9 SECTION 06 TOWNSHIP 12
RANGE 16



Image Date: 06/22/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6, Alley - 7
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Minimum - 1
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 34

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/03/2023	4:40 PM	IX	H	TMB	Lew McGinnis	1
12/29/2022	1:25 PM	VI	P	LEG		
09/26/2018	10:00 AM	5	P	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SRB22		Interior Remodel	02/26/2022	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	48.310	1,103.090	1,151.400
Total	48.310	1,103.090	1,151.400

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
Sqft	1-Primary Site - 1		24,154											5	20,000.00	2.00	2.00	2.00	48,310

Total Market Land Value 48,310

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 BENTLEY PLACE APARTMENTS

Identical Units: 1 No. of Units: 36

Unit Type: WST- Water, Sewer, Trash

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 25 8 3

BR Type: 1 2 Eff

Baths: 1.0 1.0 1.0

IMPROVEMENT COST SUMMARY

Building RCN: 2,745,120

Mkt Adj: 100 Eco Adj:

Building Value: 2,662,760

Other Improvement RCN: 67,360

Other Improvement Value: 21,200

CALCULATED VALUES

Cost Land: 48,310

Cost Building: 2,683,960

Cost Total: 2,732,270

Income Value: 1,151,400

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 48,310

Building Value: 1,103,090

Final Value: 1,151,400

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	1972		01 / 02		8,352	500	8	5	4				011			1,833,780	97	1,778,770
2	352-Multiple Res (Low Rise)	D	2.00	1972		03 / 03		8,382	490	8	5	4				011			911,330	97	883,990

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	1995			10		8				1	3	3			56,120	33	18,520
2	163-Site Improvements	M	2.00	1	1972			10		8				1	3	3			8,920	22	1,960
3	133-Prefabricated Storage Shed	D	2.00	1	1972			66		8				1	2	3			2,320	31	720

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		50				
1	895-Stud -Vinyl Siding		50				
1	8006-Porch, Raised Slab with Roof	86					
1	6602005-Concrete Unreinforced	1,280			4		
1	6602005-Concrete Unreinforced	99			4		
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		50				
2	895-Stud -Vinyl Siding		50				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	6,020					
1	8350-Paving, Asphalt with Base	5,160					
2	8275-Concrete Bulkhead Wall, 8 in. thi	396					