

## SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-25-018.00-0

Quick Ref: R44322

Tax Year: 2026

Run Date: 7/16/2025 6:24:32 AM

## OWNER NAME AND MAILING ADDRESS

WASHBURN NORTH APARTMENTS LLC

1200 SOVERIGN ROW  
OKLAHOMA CITY, OK 73108

## PROPERTY SITUS ADDRESS

1516 SW 17TH ST  
Topeka, KS 66604

WASHBURN NORTH 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:** 42  
**Zoning:** PUD, M3  
**Neighborhood:** 310.0 310.0 - WEST CENTER AL  
**Economic Adj. Factor:**  
**Map / Routing:** S08 / CE-CMINUS  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

WASHBURN NORTH SUB , BLOCK A , Lot 1 ,  
SW 17TH BLK A LOT 1 WASHBURN NORTH  
SUB SECTION 01 TOWNSHIP 12 RANGE 15

Image Date: 02/11/2025

## 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:** Off Street - 1  
**Parking Quantity:** Minimum - 1  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:** 42

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/17/2025	1:30 PM	5	P	LEG		
12/20/2023	11:45 AM	VI	P	LEG		
09/03/2020	11:10 AM	5	P	JGW		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
LEG24	1,000	Fire Damage	05/01/2023	CN	100
TMB2018		Interior Remodel	04/15/2016	C	100
08-0103	10,000	Interior Remodel	07/01/2008	CN	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	82.190	1,147.320	1,229.510
<b>Total</b>	82.190	1,147.320	1,229.510

Not Yet Available

## 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		32.877				0	125						5	20,000.00	2.00	2.00	2.00	82.190

Total Market Land Value 82,190

## Run Date: 7/16/2025 6:24:32 AM

8000' - Porch, Slab w/foot 24 ft

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8000' - Deck, Wood w/foot 2016 - Deck, Wood w/foot 2016 - Deck, Wood w/foot 2016 - Porch, Slab w/foot 100 sf

23' 6' 22' 4' 25' 100 sf

22' - Multiple Row (Low R) 46,000 sq ft 25FR x 2

85' 85' 25' 100 sf

13' 4' 23' 22' 6' 9' 6' 24 ft

8000' - Porch, Slab w/foot 24 ft

8000' - Deck, Wood w/foot 2016 - Deck, Wood w/foot 2016 - Deck, Wood w/foot 2016 - Porch, Slab w/foot 100 sf

54' 25' 85'

UND - Re-surface 4500 sf

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Sec	Code	Units	Pct	Size	Other	Rank	Year
1	8016-Deck, Wood with Roof	100					
1	8016-Deck, Wood with Roof	100					
1	8016-Deck, Wood with Roof	100					
1	8016-Deck, Wood with Roof	100					

