		SNCAMA Property	Record Card										
Parcel ID: 089-141-01-0-20-25-018.00-0	Quick R	ef: R44322	Т	ax Year: 202	6		Run D	Run Date: 7/16/2025 6:24:32 AM					
OWNER NAME AND MAILING ADDRESS	A STATES	THE REAL PROPERTY AND				INSPE	CTION HISTOR	RY					
WASHBURN NORTH APARTMENTS LLC	E. att	Star Star	Date 01/17/2025	Time 1:30 PM	Code 5	Reason P	Appraiser LEG	Contact		Code			
1200 SOVERIGN ROW OKLAHOMA CITY, OK 73108 PROPERTY SITUS ADDRESS			12/20/2023 09/03/2020	11:45 AM 11:10 AM	VI 5	P P	LEG JGW						
1516 SW 17TH ST Topeka, KS 66604	K-AA												
WASHBURN NORTH APARTMENTS													
LAND BASED CLASSIFICATION SYSTEM	and the second					BUIL	DING PERMITS	\$					
Function:1170Garden apartmeSfx:0Activity:1100Household activitiesOwnership:1100Private-fee simpleSite:6000Developed site - with building		H1322_AA 01/137/2025 : 02/11/2025	Number LEG24 TMB2018 08-0103		<ul> <li>Type</li> <li>Fire Dam</li> <li>Interior R</li> <li>Interior R</li> </ul>	emodel		Issue Date 05/01/2023 04/15/2016 07/01/2008	Status CN C CN	<b>% Comp</b> 100 100 100			
GENERAL PROPERTY INFORMATION		OPERTY FACTORS	[										
Prop Class: R Residential - R Living Units: 42 Zoning: PUD. M3	Topography: Utilities:	Level - 1 All Public - 1	I										
Neighborhood:310.0 310.0 - WEST CENTER Al Economic Adi. Factor: Map / Routing: S08 / CE-CMINUS	Access:	Paved Road - 1, Sidewalk - 6, Alley											
Tax Unit Group: 001-001	Fronting:	Residential Street - 4	2026 APPRAISED VALUE				Cls	2025 APPRAISED VALUE					
	Location: Parking Type:	Neiahborhood or Spot - 6 Off Street - 1					R	<b>Land</b> 82,190	Building 1,147,320	<b>Total</b> 1,229,510			
	Parking Quantity: Parking Proximity:	Minimum - 1 On Site - 3	Not	Yet A	vaila	ble							
	Parking Covered: Parking Uncovered	<b>I</b> : 42					Total	82.190	1,147,320	1.229.510			
TRACT DESCRIPTION													
WASHBURN NORTH SUB , BLOCK A , Lot 1 , SW 17TH BLK A LOT 1 WASHBURN NORTH SUB SECTION 01 TOWNSHIP 12 RANGE 15													
MISCELLANEO	US IMPROVEMENT \	/ALUES				NE							
Class	Value	Reason Co	de (	Class			Value		Reas	on Code			

	MARKET LAND INFORMATION																		
Method	Туре	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
Saft	1-Primarv Site - 1		32,877				0	125						5	20,000.00	2.00	2.00	2.00	82.190

Total Market Land Value 82,190

## SNCAMA Property Record Card

Parcel ID: 089-141-01-0-	Quick Ref: R443	322					Та	ax Yea	ar: 202	26	Run Date: 7/16/2025 6:24:32 AM			
GENERA		DING INFOR	MATION				Α	PARTN	IENT D	ATA				
BCS Structure Code: 13	801-Garo	den apartmer	nt (3 story & und	er)		1	2	3	4	5	6	7	8	
Bidg No. & Name: 1 WASHBURN NORTH APARTMENTS					Units:	3	15	3						
entical Units: 2	1	No. of Units:	21		onno.	Ū	10	0						
	ι	Jnit Type:	WST- Water, S	Sewer, Trash	BR Type:	Eff	1	2						0091410102025010060 844322
S Mult:	Γ	MS Zip:			Baths:	1.0	1.0	1.0						and reach take share 4*94 and reach reach and a 1516 SW 1706 ST 12/01/04 /100 1 1 23' 6' 22'
IMPROVEMEN	IT COST	SUMMARY		CALCUL	ATED VAL	UES			F	INAL	VALUI	ES		Mit. Cock. Wood without Mit. Exec. Needer Without Mit. Force, Sub A Kind Mit. Force, Sub A Kind Mit. Force, Wood without Mit. Force, Wood Witho
Building RCN:			1,326,380	Cost Land:	82,19			Value Method:			INC	COME	20 25FR x2 25 UND - Reserved	
Mkt Adj:	100	Eco Adj	:	Cost Building:		1,238	,620	Land	Value	:		8	2,190	
uilding Value:			596,870	Cost Total:	1,320,81		,810	Build	ling Va	lue:		1,14	47,320	13 <sup>1</sup> 0 13 <sup>1</sup> 14
ther Improvement RCN:			102,290	Income Value:		1,229	,510	Final	Value	:		1,22	9,510	0 423' 22'
ther Improvement Value: 44,88			44,880	Market Value:	Prior Value:							and Parts, Sale + Read 64'9'		
				MRA Value:										

	COMMERCIAL BUILDING SECTIONS & BASEMENTS																	
Sec	Occupancy	MSCIs	Rank	Yr Blt E	Iff Yr Levels Stories	Area	Perim	Hgt	Phys Fun	c Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	352-Multiple Res (Low Rise)	D	2.00	1971	02 / 03	4,698	302	8	3 3				011			1,326,380	45	596,870
701	352-Multiple Res (Low Rise)	D	2.00		1	4,590	278	8					011					
	OTHER BUILDING IMPROVEMENTS																	
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt Eff Yr LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR% Rs	n Cls	RCN	%Gd	Value
1	163-Site Improvements	Р	2.00	1	2017	10		8		1	3	3				86,130	48	41,340
2	163-Site Improvements	М	2.00	1	1971	10		8		1.00	2	3				250	17	40
3	163-Site Improvements	М	2.00	1	1971	10		8		1	3	3				15,910	22	3,500
	COMMERCIAL BUILDING SECTION COMPONENTS										OTHER	BUILD	ING IMPR	OVEMENT (	OMPON	IENTS		

	COMMERCIAL B	UILDING SECTION		PONENI	S			OTHER BUILDING IMPROVEMENT COMPONENTS									
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year		
1	612-Warmed and Cooled Air		100					1	8350-Paving, Asphalt with Base	17,158							
1	882-Stud -Brick Veneer		100					2	6605024-Treat Wood Fence, 6' Solid B	7							
1	8005-Porch, Slab with Roof	24						3	6605067-Outdoor Floodlight, Incandes	2							
1	8005-Porch, Slab with Roof	24						3	6605067-Outdoor Floodlight, Incandes	5							
1	8005-Porch, Slab with Roof	24						0	0	-							
1	8005-Porch, Slab with Roof	52						3	6605071-Outdoor Lighting Pole, Steel	24			2				
1	8005-Porch, Slab with Roof	100						3	6605071-Outdoor Lighting Pole, Steel	12			5				
1	8005-Porch, Slab with Roof	100															
1	8005-Porch, Slab with Roof	100															
1	8016-Deck, Wood with Roof	52															
1	8016-Deck, Wood with Roof	52															
1	8016-Deck, Wood with Roof	100															
1	8016-Deck, Wood with Roof	100															

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