

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-10-01-004.00-0

Quick Ref: R47072

Tax Year: 2026

Run Date: 7/16/2025 3:49:40 AM

OWNER NAME AND MAILING ADDRESS

KANSAS BRISTOL RIDGE LLC

1200 SOVEREIGN ROW
OKLAHOMA CITY, OK 73108

PROPERTY SITUS ADDRESS

2130 SW FILLMORE ST
Topeka, KS 66611

BRISTOL RIDGE 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: 69
Zoning: PUD, M2
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-B
Tax Unit Group: 002-002

TRACT DESCRIPTION

QUINTON HEIGHTS # 2 , BLOCK A , Lot 1 ,
BLOCK A LOT 1 QUINTON HEIGHTS #2
SECTION 12 TOWNSHIP 12 RANGE 15



Image Date: 06/28/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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: 112

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/03/2023	11:45 AM	IX	H	TMB	Lew McGinnis	1
06/08/2018	10:35 AM	5	S	JGW		
05/07/2014	3:50 PM	1	H	TMB	Michelle	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0271	15,000	OB&Y	07/08/1996	C	100
T0545	38,592	Commercial Building	06/03/1996	C	100
P2616	1	OB&Y	04/25/1996	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	245,140	4,064,310	4,309,450
Total	245,140	4,064,310	4,309,450

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		122,571											5	20,000.00	2.00	2.00	2.00	245,140

Total Market Land Value 245,140

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 BRISTOL RIDGE APTS

Identical Units: 2 No. of Units: 16

Unit Type: WST- Water, Sewer, Trash

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 8 8

BR Type: 1 2

Baths: 1.0 1.0

IMPROVEMENT COST SUMMARY

Building RCN: 1,396,150

Mkt Adj: 100 Eco Adj:

Building Value: 1,102,960

Other Improvement RCN: 239,570

Other Improvement Value: 72,060

CALCULATED VALUES

Cost Land: 245,140

Cost Building: 5,004,040

Cost Total: 5,249,180

Income Value: 4,309,450

Market Value:

MRA Value:

FINAL VALUES

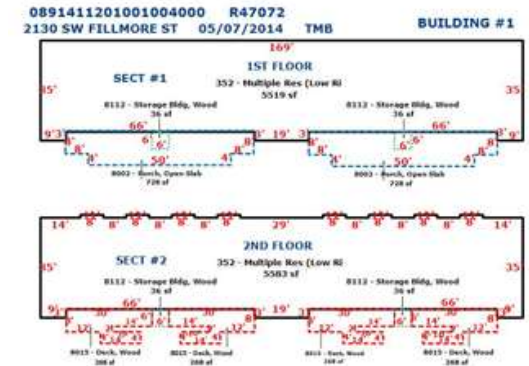
Value Method: INCOME

Land Value: 245,140

Building Value: 4,064,310

Final Value: 4,309,450

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	2.33	1996		01 / 01		5,519	420	8	4	3				011			684,190	79	540,510
2	352-Multiple Res (Low Rise)	D	2.33	1996		02 / 02		5,583	436	8	4	3				011			711,960	79	562,450

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	1996			10		8		1	3	3					169,680	33	55,990
2	163-Site Improvements	P	2.00	1	1996			10		8		1	3	3					26,040	33	8,590
3	163-Site Improvements	M	2.00	1	1996			10		8		1	3	3					9,710	22	2,140
4	163-Site Improvements	D	2.00	1	1996			10		8		1	3	3					27,430	10	2,740
5	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8		1	4	3					1,680	39	650
6	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8		1	4	3					1,680	39	650
7	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8		1	4	3					1,680	39	650
8	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8		1	4	3					1,680	39	650

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	8002-Porch, Open Slab	728					
1	8002-Porch, Open Slab	728					
2	612-Warmed and Cooled Air		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	33,800		10			
2	8355-Paving, Concrete with Base	3,500		10			
3	6604032-Metal Fence, Hand Forged	690					
4	6607014-Motel Pool, Residential Type	336					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
2	887-Stud -Hardboard Siding		100				
2	8015-Deck, Wood	268					
2	8015-Deck, Wood	268					
2	8015-Deck, Wood	268					
2	8015-Deck, Wood	268					

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 2 BRISTOL RIDGE APTS

Identical Units: 3 No. of Units: 8

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 4 4

BR Type: 1 2

Baths: 1.0 1.0

IMPROVEMENT COST SUMMARY

Building RCN: 714,100

Mkt Adj: 100 Eco Adj:

Building Value: 564,140

Other Improvement RCN: 3,360

Other Improvement Value: 1,300

CALCULATED VALUES

Cost Land: 245,140

Cost Building: 5,004,040

Cost Total: 5,249,180

Income Value: 4,309,450

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 245,140

Building Value: 4,064,310

Final Value: 4,309,450

Prior Value:

08914132010010040000 R47072
2130 SW FILLMORE ST 05/02/2014 TMB
BUILDING #2

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	2.33	1996		01 / 01		2,742	244	8	4	3				011			349,490	79	276,100
2	352-Multiple Res (Low Rise)	D	2.33	1996		02 / 02		2,774	252	8	4	3				011			364,610	79	288,040

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	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8				1	4	3			1,680	39	650
2	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8				1	4	3			1,680	39	650

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	8002-Porch, Open Slab	596					
2	612-Warmed and Cooled Air		100				
2	887-Stud -Hardboard Siding		100				
2	8015-Deck, Wood	268					
2	8015-Deck, Wood	268					

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 3 BRISTOL RIDGE APTS

Identical Units: 1 No. of Units: 13

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 6 7

BR Type: 1 2

Baths: 1.0 1.0

IMPROVEMENT COST SUMMARY

Building RCN: 1,149,210

Mkt Adj: 100 Eco Adj:

Building Value: 907,880

Other Improvement RCN: 3,360

Other Improvement Value: 1,300

CALCULATED VALUES

Cost Land: 245,140

Cost Building: 5,004,040

Cost Total: 5,249,180

Income Value: 4,309,450

Market Value:

MRA Value:

FINAL VALUES

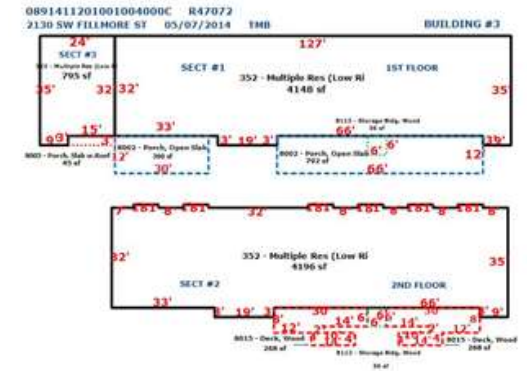
Value Method: INCOME

Land Value: 245,140

Building Value: 4,064,310

Final Value: 4,309,450

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	2.33	1996		01 / 01		4,148	298	8	4	3				011			508,860	79	402,000
2	352-Multiple Res (Low Rise)	D	2.33	1996		02 / 02		4,196	342	8	4	3				011			535,040	79	422,680
3	352-Multiple Res (Low Rise)	D	2.33	1996		01 / 01		795	86	8	4	3				011			105,310	79	83,200

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	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8				1	4	3			1,680	39	650
2	133-Prefabricated Storage Shed	D	2.33	1	1996			36		8				1	4	3			1,680	39	650

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	8002-Porch, Open Slab	360					
1	8002-Porch, Open Slab	792					
2	612-Warmed and Cooled Air		100				
2	887-Stud -Hardboard Siding		100				
2	8015-Deck, Wood	268					
2	8015-Deck, Wood	268				1.00	
2	8015-Deck, Wood	268				1.00	
3	612-Warmed and Cooled Air		100				
3	887-Stud -Hardboard Siding		100				
3	8005-Porch, Slab with Roof	45					

OTHER BUILDING IMPROVEMENT COMPONENTS

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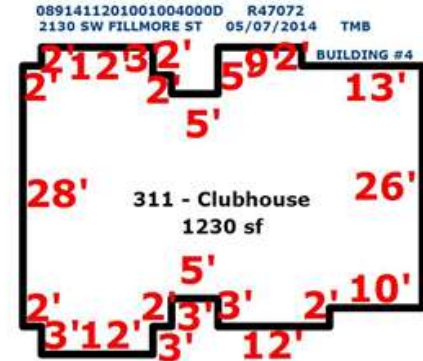
Run Date: 7/16/2025 3:49:40 AM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 3220-Club house
Bldg No. & Name: 4 BRISTOL RIDGE CLUBHOUSE
Identical Units: 1 **No. of Units:**
 Unit Type:
MS Mult: **MS Zip:**

APARTMENT DATA

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



IMPROVEMENT COST SUMMARY

Building RCN: 212,340
Mkt Adj: 100 **Eco Adj:**
Building Value: 123,160
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 245,140
Cost Building: 5,004,040
Cost Total: 5,249,180
Income Value: 4,309,450
Market Value:
MRA Value:

FINAL VALUES

Value Method: INCOME
Land Value: 245,140
Building Value: 4,064,310
Final Value: 4,309,450
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	311-Clubhouse	D	2.33	1996		01 / 01		1,230	168	8	4	3				011			212,340	58	123,160

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	8002-Porch, Open Slab	1,239					

OTHER BUILDING IMPROVEMENT COMPONENTS