

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-30-09-002.00-0

Quick Ref: R26235

Tax Year: 2021

Run Date: 4/3/2026 4:14:40 PM

OWNER NAME AND MAILING ADDRESS

H2O HOSPITALITY LLC

11951 NORTH AMBASSADOR DR  
KANSAS CITY, MO 64153

PROPERTY SITUS ADDRESS

900 SW TYLER ST  
Topeka, KS 66612  
910 SW TYLER ST

LAND BASED CLASSIFICATION SYSTEM

Function: 1330 Hotel / motel Sfx: 0  
Activity: 1200 Transient living  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Living Units: 51  
Zoning: M3  
Neighborhood: 306.0 306.0 - DOWNTOWN SQL  
Economic Adj. Factor: 80  
Map / Routing: S08 / CE-C  
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN , Lot 290 + , TYLER ST LTS,  
290 THRU 312, (EVEN # LTS) SECTION 31  
TOWNSHIP 11 RANGE 16



Image Date: 06/19/2019

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
Fronting: Major Strip or CBD - 1  
Location: Central Business District - 1  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered: 29

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/05/2019	1:30 PM	1	S	SLL	Carol Martindale	6
06/10/2015	11:20 AM	1	S	SLL	Sara Fields	6
02/17/2008	2:10 PM	9		SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SLL25		Interior Remodel	07/30/2024	O	0
T0219	33,163	Roof	10/03/2005	C	
T0767	10,000	OB&Y	11/30/1994	C	100

2021 APPRAISED VALUE

Cls	Land	Building	Total
C	153.000	571.350	724.350
R	27.000	100.830	127.830
<b>Total</b>	<b>180.000</b>	<b>672.180</b>	<b>852.180</b>

2020 APPRAISED VALUE

Cls	Land	Building	Total
C	153.000	794.300	947.300
R	27.000	140.170	167.170
<b>Total</b>	<b>180.000</b>	<b>934.470</b>	<b>1,114.470</b>

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
R	100,830	MC

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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		38.250				5	40						3	10,000.00	10.00	10.00	10.00	153.000
Soft	3-Residual - 3		6.750				5	80					R	3	10,000.00	5.00	5.00	5.00	27.000

Total Market Land Value 180,000

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-30-09-002.00-0

Quick Ref: R26235

Tax Year: 2021

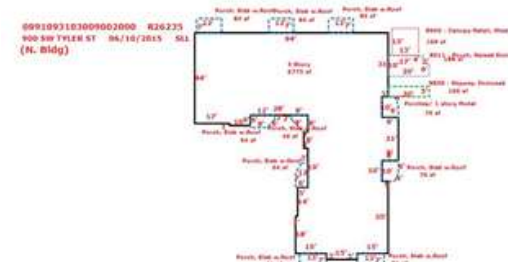
Run Date: 4/3/2026 4:14:40 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1333-Motel  
 Bldg No. & Name: 1 SENATE LUXURY SUITES  
 Identical Units: 1 No. of Units: 28  
 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: 3,111,290  
 Mkt Adj: 100 Eco Adj: 80  
 Building Value: 1,543,200  
 Other Improvement RCN: 33,660  
 Other Improvement Value: 8,890

CALCULATED VALUES

Cost Land: 180,000  
 Cost Building: 2,721,320  
 Cost Total: 2,901,320  
 Income Value: 751,350  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: INCOME  
 Land Value: 180,000  
 Building Value: 672,180  
 Final Value: 852,180  
 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	343-Motel	C	3.00	1928		01 / 01		6,851	449	10	4	3				012			1,381,680	62	685,310
701	343-Motel	C	3.00			1		6,759	456	8						012					
2	343-Motel	C	3.00	1928		02 / 03		6,759	456	10	4	3				012			1,729,610	62	857,890

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	1990			10		8			1	3	3				33,660	33	8,890

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	603-Forced Air Unit		100				
1	625-Refrigerated Cooling, Pack		100				
1	651-Passenger #	1			04		
1	882-Stud -Brick Veneer		100				
1	8005-Porch, Slab with Roof	684					
1	8011-Porch, Raised Enclosed, Solid W	188					
1	8066-Canopy, Retail Steel Frame	169					
1		100					
2	603-Forced Air Unit		100				
2	625-Refrigerated Cooling, Pack		100				
2	882-Stud -Brick Veneer		100				
2	8005-Porch, Slab with Roof	1,520					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	6,000		10			

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-30-09-002.00-0

Quick Ref: R26235

Tax Year: 2021

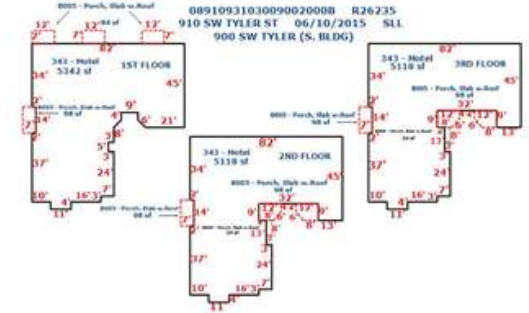
Run Date: 4/3/2026 4:14:40 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1333-Motel  
 Bldg No. & Name: 1 SENATE LUXURY SUITES  
 Identical Units: 1 No. of Units: 23  
 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: 2,357,320  
 Mkt Adj: 100 Eco Adj: 80  
 Building Value: 1,169,230  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 180,000  
 Cost Building: 2,721,320  
 Cost Total: 2,901,320  
 Income Value: 751,350  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: INCOME  
 Land Value: 180,000  
 Building Value: 672,180  
 Final Value: 852,180  
 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	343-Motel	C	3.00	1928		01 / 01		5,342	360	10	4	3				012			1,030,780	62	511,270
701	343-Motel	C	3.00			1		5,074	370	8						012					
2	343-Motel	C	3.00	1928		02 / 02		5,118	378	10	4	3				012			664,420	62	329,550
3	343-Motel	C	3.00	1928		03 / 03		5,118	370	10	4	3				012			662,120	62	328,410

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	603-Forced Air Unit		100				
1	625-Refrigerated Cooling, Pack		100				
1	651-Passenger #	1			04		
1	882-Stud -Brick Veneer		100				
1	8005-Porch, Slab with Roof	350					
2	603-Forced Air Unit		100				
2	625-Refrigerated Cooling, Pack		100				
2	882-Stud -Brick Veneer		100				
2	8005-Porch, Slab with Roof	546					
3	603-Forced Air Unit		100				
3	625-Refrigerated Cooling, Pack		100				
3	882-Stud -Brick Veneer		100				
3	8005-Porch, Slab with Roof	570					

OTHER BUILDING IMPROVEMENT COMPONENTS

