

SNCAMA Property Record Card

Parcel ID: 089-109-30-0-10-25-014.00-0

Quick Ref: R24767

Tax Year: 2025

Run Date: 5/23/2025 12:10:37 AM

OWNER NAME AND MAILING ADDRESS

DAVIS. ERIC CLARKE

1216 SW THROOP ST
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

915 NW WESTERN AVE
Topeka, KS 66608

OLD MCKINLEY SCHOOL/STO

LAND BASED CLASSIFICATION SYSTEM

Function: 3640 Warehouse-offi **Sfx:** 0
Activity: 3120 Primarily goods storage or ha
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: X2
Neighborhood: 301.0 301.0 - NORTH BEND AR
Economic Adj. Factor:
Map / Routing: S08 / NO-D-
Tax Unit Group: 003-003

TRACT DESCRIPTION

HIGINBOTHAMS , Lot 404 + , LTS 404 THRU
430 AND VAC ALLEY ADJ TO SAID LTS
SECTION 30 TOWNSHIP 11 RANGE 16



Image Date: 09/29/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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: 10

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/25/2023	10:10 AM	VI	R	SLL		
06/15/2017	1:40 PM	0	R	TMB		
01/04/2011	11:50 AM	5	S	TMB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
C	76.170	30	76.200
Total	76.170	30	76.200

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	76.170	30	76.200
Total	76.170	30	76.200

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	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	88.310				5	75						2	50,000.00	1.15	1.15	1.15	76.170

Total Market Land Value 76,170

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 1 OLD MCKINLEY SCHOOL/STO

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: 850,810
Mkt Adj: 100 Eco Adj:
Building Value: 8,510
Other Improvement RCN: 45,890
Other Improvement Value: 21,210

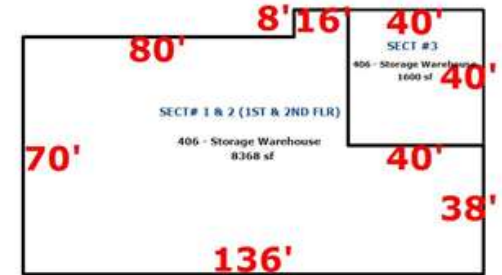
CALCULATED VALUES

Cost Land: 76,170
Cost Building: 29,720
Cost Total: 105,890
Income Value: 73,700
Market Value:
MRA Value:

FINAL VALUES

Value Method: PRIOR
Land Value: 76,170
Building Value: 30
Final Value: 76,200
Prior Value:

0891093001025014000 R24767
915 NW WESTERN AVE 01/04/2011 TMB



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	406-Storage Warehouse	C	1.00	1919		01 / 01		8,368	348	12	0.5	1				084			417,320	1	4,170
2	406-Storage Warehouse	C	1.00	1919		02 / 02		8,368	348	12	0.5	0							323,760	1	3,240
3	406-Storage Warehouse	C	1.00	1919		01 / 01		1,600	160	28	0.5	1				084			109,730	1	1,100

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	S	2.00	1	1970			10		8				1	3	3			27,570	55	15,160
2	163-Site Improvements	P	2.00	1	1994			10		8				1	3	3			18,320	33	6,050

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	652-Freight Power #	1			02		
1	882-Stud -Brick Veneer		100				
2	649-No HVAC		100				
2	882-Stud -Brick Veneer		100				
3	649-No HVAC		100				
3	882-Stud -Brick Veneer		100				
3	8615-Loading Dock, Concrete	112					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvanizer	1,306			6		
2	8350-Paving, Asphalt with Base	3,650					