

SNCAMA Property Record Card

Parcel ID: 089-109-32-0-20-17-001.00-0

Quick Ref: R26936

Tax Year: 2025

Run Date: 8/29/2025 1:14:22 PM

OWNER NAME AND MAILING ADDRESS

HORIZON EDGE HOSPITALITY TOPEKA L

197 WINDFLOWER CT
ALPHARETTA, GA 30005

PROPERTY SITUS ADDRESS

420 SE 6TH AVE
Topeka, KS 66607
400 SE 6TH AVE
RAMADA INN DOWNTOWN/ATRIUM

LAND BASED CLASSIFICATION SYSTEM

Function: 1332 Hotel high-rise (**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: 301
Zoning: I1
Neighborhood: 310.0 310.0 - WEST CENTER AI
Economic Adj. Factor:
Map / Routing: S08 / CE-C
Tax Unit Group: 001-001

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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 350**Image Date:** 07/08/2024

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/27/2024	10:07 AM	VI	R	SLL	Linda Morgan	4
09/12/2023	8:10 AM	10	SC	SLL		
12/05/2018	10:00 AM	VI	VI	SLL	Barbara Morlan	6

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13-8487	150,000	Interior Remodel	07/03/2013	CN	100
11-0162	8,500	Interior Remodel	12/01/2011	C	100
11-0011	1	Interior Remodel	03/01/2011	C	

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
C	561.670	2,174.270	2,735.940
R	0	1,358.880	1,358.880
Total	561.670	3,533.150	4,094.820

TRACT DESCRIPTION

KEYWAY SUB, S32, T11, R16, BLOCK Y, Lot 1 +,
ACRES 6.45, KEYWAY SUB, S32, T11, R16, BLK
Y, LOTS 1 THRU 18 & BLK U LOTS 1-13 PLUS
VACATED 5TH ST BY ORD 11235

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
C	2,163,450	MC
R	1,396,800	MC

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
Soft	1-Primary Site - 1		280.833											5	20,000.00	2.00	2.00	2.00	561.670

Total Market Land Value 561,670

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 1332-Hotel (full service)

Bldg No. & Name: 1 RAMADA INN DOWNTOWN/ATRIUM

Identical Units: 1 No. of Units: 230

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 6 44 19

BR Type: Eff 1 2

Baths: 1.0 1.0 2.0

IMPROVEMENT COST SUMMARY

Building RCN: 62,454,330

Mkt Adj: 100 Eco Adj:

Building Value: 0

Other Improvement RCN: 852,480

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 561,670

Cost Building: 0

Cost Total: 561,670

Income Value: 4,998,600

Market Value:

MRA Value:

FINAL VALUES

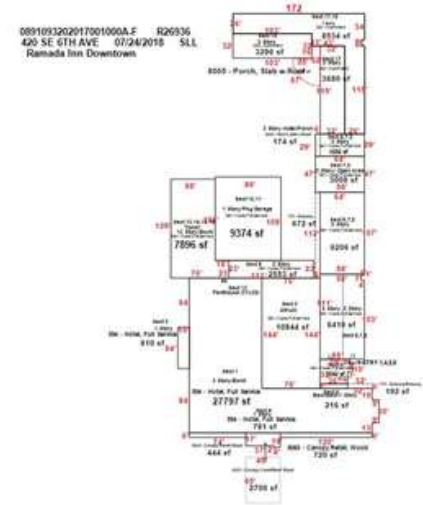
Value Method: COST

Land Value: 561,670

Building Value: 3,560,250

Final Value: 4,121,920

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	594-Hotel, Full Service	C	2.00	1965		01 / 03		27,797	900	10	3	2		0	MC	012		C	16,796,930	0	0
701	594-Hotel, Full Service	C	2.00			1		27,797	900	10							012				
2	594-Hotel, Full Service	C	2.00	1965		01 / 01		10,944	440	36	3	2		0	MC	012		C	3,457,870	0	0
3	594-Hotel, Full Service	C	2.00	1965		01 / 01		810	84	10	3	2		0	MC	012		C	163,440	0	0
4	594-Hotel, Full Service	C	2.00	1965		01 / 01		781	93	10	3	2		0	MC	012		C	162,770	0	0
5	594-Hotel, Full Service	C	2.00	1965		01 / 01		1,456	49	10	3	2		0	MC	012		C	247,400	0	0
6	594-Hotel, Full Service	C	2.00	1968		01 / 01		14,298	570	10	3	2		0	MC	012		C	2,265,710	0	0
7	594-Hotel, Full Service	C	2.00	1968		02 / 02		17,480	552	10	3	2		0	MC	012		C	2,671,670	0	0
8	594-Hotel, Full Service	C	2.00	1968		03 / 03		14,400	494	10	3	2		0	MC	012		C	2,470,300	0	0
9	594-Hotel, Full Service	D	2.00	1968		01 / 02		2,553	134	10	3	2		0	MC	012		C	869,710	0	0
10	594-Hotel, Full Service	C	2.00	1968		01 / 01		9,374	198	10	3	2		0	MC	090		C	1,392,790	0	0
11	594-Hotel, Full Service	C	2.00	1968		02 / 02		9,374	198	10	3	2		0	MC	012		C	1,545,490	0	0
12	594-Hotel, Full Service	D	2.00	1968		03 / 03		588	98	16	2	2		0	MC	086		C	119,050	0	0
13	594-Hotel, Full Service	B	2.00	1980		01 / 01		7,896	410	12	3	2		0	MC	012		C	3,514,860	0	0
703	594-Hotel, Full Service	B	2.00			1		7,896	410	10							012				
14	594-Hotel, Full Service	B	2.00	1980		02 / 03		7,896	410	12	3	2		0	MC	053	21,390	C	3,442,180	0	0
15	594-Hotel, Full Service	B	2.00	1980		04 / 11		7,896	410	12	3	2		0	MC	012		C	14,047,930	0	0
16	594-Hotel, Full Service	B	2.00	2006		12 / 12		7,896	410	12	3	3		0	MC	011		R	1,725,430	0	0
17	300-Apartment	C	2.00	1968		01 / 01		8,534	666	10	2	2		0	MC	011		R	1,517,130	0	0

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18	300-Apartment	C	2.00	1968	01 / 03	15,510	696	10	3	2	0	MC	011	R	6,043,660	0	0
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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	1980			10		8		1.00	3	3		0	MI		691,740	0	0
2	163-Site Improvements	M	2.00	1	1980			10		8		1.00	3	3		0	MI		95,080	0	0
3	163-Site Improvements	D	2.00	1	1986			10		8		1.00	3	3		0	MI		65,660	0	0

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	2			4		
1	683-Wet Sprinklers		100				
1	751-Balcony	192					
1	751-Balcony	408					
1	751-Balcony	408					
1	759-Mezzanines	1,320					
1	882-Stud -Brick Veneer		100				
1	8054-Canopy, Hotel-Motel Wood Fram	2,700					
1	8065-Canopy, Retail Wood Frame	444					
1	8065-Canopy, Retail Wood Frame	720					
1	6607014-Motel Pool, Residential Type	460					
	3612-Warmed and Cooled Air	100					
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers		100				
2	882-Stud -Brick Veneer		100				
3	612-Warmed and Cooled Air		100				
3	683-Wet Sprinklers		100				
3	882-Stud -Brick Veneer		100				
4	612-Warmed and Cooled Air		100				
4	683-Wet Sprinklers		100				
4	882-Stud -Brick Veneer		100				
5	612-Warmed and Cooled Air		100				
5	683-Wet Sprinklers		100				
5	882-Stud -Brick Veneer		100				
6	612-Warmed and Cooled Air		100				
6	683-Wet Sprinklers		100				
6	916-Single -Metal on Steel Frame		100				
6	8002-Porch, Open Slab	672					
6	8002-Porch, Open Slab	605					
6	8005-Porch, Slab with Roof	174					
7	649-No HVAC						
7	683-Wet Sprinklers		100				
7	751-Balcony	672					
7	882-Stud -Brick Veneer		100				
8	612-Warmed and Cooled Air		100				
8	683-Wet Sprinklers		100				
8	751-Balcony	672					
8	882-Stud -Brick Veneer		100				
9	612-Warmed and Cooled Air		100				
9	683-Wet Sprinklers		100				
9	816-Concrete, Formed		100				
10	649-No HVAC						
10	683-Wet Sprinklers		100				
10	816-Concrete, Formed		100				
11	612-Warmed and Cooled Air		100				
11	683-Wet Sprinklers		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	162,000					
2	6605067-Outdoor Floodlight, Incandes	30					
2	6605071-Outdoor Lighting Pole, Steel	24		30			
3	6607014-Motel Pool, Residential Type	800					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
11	816-Concrete, Formed		100				
12	649-No HVAC						
12	916-Single -Metal on Steel Frame		100				
13	612-Warmed and Cooled Air		100				
13	651-Passenger #	2			13		
13	652-Freight Power #	1			13		
13	683-Wet Sprinklers		100				
13	816-Concrete, Formed		100				
13	8065-Canopy, Retail Wood Frame	330					
14	612-Warmed and Cooled Air		100				
14	683-Wet Sprinklers		100				
14	816-Concrete, Formed		100				
15	612-Warmed and Cooled Air		100				
15	683-Wet Sprinklers		100				
15	816-Concrete, Formed		100				
16	612-Warmed and Cooled Air		100				
16	683-Wet Sprinklers		100				
16	816-Concrete, Formed		100				
17	612-Warmed and Cooled Air		100				
17	651-Passenger #	2			4		
17	683-Wet Sprinklers		100				
17	882-Stud -Brick Veneer		100				
18	612-Warmed and Cooled Air		100				
18	683-Wet Sprinklers		100				
18	882-Stud -Brick Veneer		100				
18	8002-Porch, Open Slab	1,344					
18	8005-Porch, Slab with Roof	1,194					
18	8006-Porch, Raised Slab with Roof	1,194					
18	8006-Porch, Raised Slab with Roof	1,194					