

SNCAMA Property Record Card

Parcel ID: 089-098-33-0-10-05-001.00-0

Quick Ref: R15031

Tax Year: 2026

Run Date: 7/18/2025 11:54:33 PM

OWNER NAME AND MAILING ADDRESS

LK & ASSOCIATES LLC

5100 SW 10TH AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

841 SW FAIRLAWN RD
Topeka, KS 66606

DEVADERS, CASA RAMOS, LA PETIT BISTRO

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store center **Sfx:** 0
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: PUD, C4
Neighborhood: 311.2 311.2 - FAIRLAWN CORR
Economic Adj. Factor:
Map / Routing: S08 / WE-CPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

FAIRLAWN VILLAGE, S33, T11, R15, BLOCK A,
Lot 2, FAIRLAWN BLK A LOT 2 FAIRLAWN
VILLAGE SUB SECTION 33 TOWNSHIP 11
RANGE 15



Image Date: 04/04/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 43

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/09/2022	11:40 AM	1	S	SLL	Waylon Smith	2
03/16/2021	12:25 PM	VI	R	SLL		
03/16/2017	9:27 AM	VI	R	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0141	21,940	Roof	07/02/2003	C	
T0290	12,000	Interior Remodel	08/02/1999	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	124,950	357,950	482,900
Total	124,950	357,950	482,900

Not Yet Available

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		34,000				0	150						7	40,000.00	2.45	2.45	2.45	124,950

Total Market Land Value 124,950

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2591-Strip shopping center

Bldg No. & Name: 1 FAIRLAWN VILLAGE

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: 957,600

Mkt Adj: 100 Eco Adj:

Building Value: 248,980

Other Improvement RCN: 172,010

Other Improvement Value: 30,970

CALCULATED VALUES

Cost Land: 124,950

Cost Building: 279,950

Cost Total: 404,900

Income Value: 482,900

Market Value:

MRA Value:

FINAL VALUES

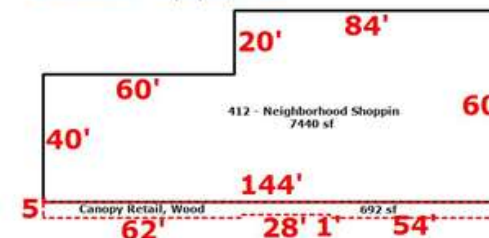
Value Method: INCOME

Land Value: 124,950

Building Value: 357,950

Final Value: 482,900

Prior Value:

098-33-0-10-05-001.00-0 R15031
841 SW Fairlawn 03/16/2017 SLL

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	412-Neighborhood Shopping Ctr	C	2.00	1980		01 / 01		7,440	408	10	3	3				034			957,600	26	248,980

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	2	3				61,750	18	11,120
2	163-Site Improvements	P	2.00	1	1989			10		8			1	2	3				110,260	18	19,850

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		100				
1	8065-Canopy, Retail Wood Frame	692					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	8,300		10			
2	8355-Paving, Concrete with Base	14,820		10			