

SNCAMA Property Record Card

Parcel ID: 089-104-17-0-20-03-007.00-0

Quick Ref: R18155

Tax Year: 2026

Run Date: 4/4/2026 1:06:49 PM

OWNER NAME AND MAILING ADDRESS

WU-NG PROPERTIES LLC & ALEXANDER

PO BOX 751181
TOPEKA, KS 66675

PROPERTY SITUS ADDRESS

2717 NW TOPEKA BLVD
Topeka, KS 66617

ALLURE HAIR STUDIO/KB4

LAND BASED CLASSIFICATION SYSTEM

Function: 3630 Warehouse-retz Sfx: 0
Activity: 3120 Primarily goods storage or ha
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building



Image Date: 09/29/2023

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: C2
Neighborhood: 301.0 301.0 - NORTH BEND AR
Economic Adj. Factor:
Map / Routing: S08 / NO-B
Tax Unit Group: 007-007

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: 16

TRACT DESCRIPTION

SOWARDS SUB , BLOCK A , Lot 1 , N
CENTRAL BLK A LOT 1 SOWARDS SUB
SECTION 17 TOWNSHIP 11 RANGE 16

INSPECTION HISTORY

| Date | Time | Code | Reason | Appraiser | Contact | Code |
|------------|----------|------|--------|-----------|--------------|------|
| 08/28/2023 | 9:50 AM | VI | R | SLL | Angela Smith | 6 |
| 03/16/2017 | 12:25 PM | VI | R | TMB | | |
| 04/13/2010 | 2:20 PM | 6 | H | TMB | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|---------------------|------------|--------|--------|
| T0491 | 60,000 | Commercial Building | 06/02/1998 | C | 100 |

2026 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|---------------|----------------|----------------|
| C | 43.780 | 142.920 | 186.700 |
| Total | 43.780 | 142.920 | 186.700 |

2025 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|---------------|----------------|----------------|
| C | 43.780 | 142.920 | 186.700 |
| Total | 43.780 | 142.920 | 186.700 |

MISCELLANEOUS IMPROVEMENT VALUES

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

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 | | 30.454 | | | | 0 | 125 | | | | | | 2 | 50,000.00 | 1.15 | 1.15 | 1.15 | 43,780 |

Total Market Land Value 43,780

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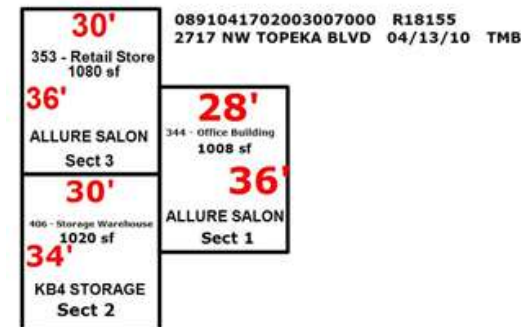
Run Date: 4/4/2026 1:06:49 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2101-Office building (low rise 1-4 stories)
 Bldg No. & Name: 1 ALLURE AIR STUDIO/KB4 STORAGE
 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: 312,760
 Mkt Adj: 100 Eco Adj:
 Building Value: 196,770
 Other Improvement RCN: 30,030
 Other Improvement Value: 9,910

CALCULATED VALUES

Cost Land: 43,780
 Cost Building: 206,680
 Cost Total: 250,460
 Income Value: 187,700
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: PRIOR
 Land Value: 43,780
 Building Value: 142,920
 Final Value: 186,700
 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 | 353-Retail Store | D | 2.00 | 1986 | | 01 / 01 | | 1,008 | 92 | 8 | 4 | 3 | | | | 034 | | | 116,890 | 66 | 77,150 |
| 2 | 406-Storage Warehouse | D | 2.00 | 1998 | | 01 / 01 | | 1,080 | 102 | 16 | 3 | 3 | | | 045S | | | | 67,500 | 46 | 31,050 |
| 3 | 353-Retail Store | D | 2.00 | 1998 | | 01 / 01 | | 1,020 | 98 | 16 | 4 | 3 | | | 034 | | | | 128,370 | 69 | 88,570 |

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 | 1995 | | | 10 | | 8 | | 1 | 3 | 3 | | | | | 28,770 | 33 | 9,490 |
| 2 | | 163-Site Improvements | P | 2.00 | 1 | 1995 | | | 10 | | 8 | | 1 | 3 | 3 | | | | | 1,270 | 33 | 420 |

COMMERCIAL BUILDING SECTION COMPONENTS

| Sec | Code | Units | Pct | Size | Other | Rank | Year |
|-----|---------------------------------|-------|-----|------|-------|------|------|
| 1 | 612-Warmed and Cooled Air | | 100 | | | | |
| 1 | 886-Stud -Hardboard Sheet | | 100 | | | | |
| 1 | 8065-Canopy, Retail Wood Frame | 60 | | | | | |
| 2 | 606-Space Heater | | 100 | | | | |
| 2 | 918-Single -Metal on Wood Frame | | 100 | | | | |
| 3 | 612-Warmed and Cooled Air | | 100 | | | | |
| 3 | 918-Single -Metal on Wood Frame | | 100 | | | | |

OTHER BUILDING IMPROVEMENT COMPONENTS

| No. | Code | Units | Pct | Size | Other | Rank | Year |
|-----|---------------------------------|-------|-----|------|-------|------|------|
| 1 | 8350-Paving, Asphalt with Base | 5,730 | | 10 | | | |
| 2 | 8355-Paving, Concrete with Base | 170 | | 10 | | | |