

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-02-001.00-0

Quick Ref: R25341

Tax Year: 2026

Run Date: 4/1/2026 7:59:41 AM

OWNER NAME AND MAILING ADDRESS

101 S KANSAS REAL ESTATE LLC

101 S KANSAS AVE
TOPEKA, KS 66603

PROPERTY SITUS ADDRESS

101 S KANSAS AVE
Topeka, KS 66603

SCHMIDT, BECK & BOYD ENGINEERING

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b Sfx: 0
Activity: 2300 Office activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: D3
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-BPLUS
Tax Unit Group: 001-001



Image Date: 12/28/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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: 38

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/27/2021	11:55 AM	VI	P	DWM		
12/14/2020	11:40 AM	11	P	DWM		
12/10/2019	11:40 AM	VI	P	DWM	Mark	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
DWM20		1 Parking Lot	09/20/2019	IC	
T0049	12,000	Interior Remodel	04/01/2005	C	
P3008		1 OB&Y	07/18/2001	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
C	103.360	424.740	528.100
Total	103.360	424.740	528.100

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	103.360	424.740	528.100
Total	103.360	424.740	528.100

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 73 +, 1ST AVE LTS 73 75 77 79 8183 85 87 89 91 93 95 LESS TR POB SW COR LT 73 N 117.4 SELY 189.5 W 142.2 TO POB & TR BEG NE COR LOT 95 TH NLY 14. SECTION 31 TOWNSHIP 11 RANGE 16

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
Sqft	1-Primary Site - 1		34.454				0	150						5	20,000.00	2.00	2.00	2.00	103,360

Total Market Land Value 103,360

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-02-001.00-0

Quick Ref: R25341

Tax Year: 2026

Run Date: 4/1/2026 7:59:41 AM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2101-Office building (low rise 1-4 stories)
 Bldg No. & Name: 1 SCHMIDT, BECK & BOYD ENGINEERING
 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:

0891093101002001000 R25341
 101 S KANSAS AVE 06/22/2010 DWM



IMPROVEMENT COST SUMMARY

Building RCN: 804,250
 Mkt Adj: 100 Eco Adj:
 Building Value: 399,480
 Other Improvement RCN: 79,140
 Other Improvement Value: 26,170

CALCULATED VALUES

Cost Land: 103,360
 Cost Building: 425,650
 Cost Total: 529,010
 Income Value: 530,300
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: PRIOR
 Land Value: 103,360
 Building Value: 424,740
 Final Value: 528,100
 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	344-Office Building	C	2.00	2001		01 / 01		3,640	174	9	3.5	3				053			540,070	50	270,030
2	406-Storage Warehouse	C	2.00	2001		01 / 01		4,060	256	12	3	3				045S			264,180	49	129,450

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	2001			10		8		1	3	3					75,300	33	24,850
2		163-Site Improvements	M	2.00	1	2001			10		8	96 X 2	1	3	3					2,470	22	540
3		163-Site Improvements	S	2.00	1	2009			10		8		1	3	3					1,370	57	780

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	816-Concrete, Formed		100				
1	8060-Canopy, Office-Bank Wood Fram	72					
2	606-Space Heater		100				
2	816-Concrete, Formed		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	15,000		10			
2	8277-Concrete Bulkhead Wall, 12 in. th	96					
3	6604001-Chain Link Fence, Galvanizer	60			6		