

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-08-003.00-0

Quick Ref: R25427

Tax Year: 2026

Run Date: 5/21/2026 12:02:22 PM

OWNER NAME AND MAILING ADDRESS

TFI LLC  
200 SW JACKSON ST  
TOPEKA, KS 66603-3314

PROPERTY SITUS ADDRESS

235 S KANSAS AVE  
Topeka, KS 66603

KVC BEHAVIORAL HEALTHCARE Moved out 6-19

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: D1  
Neighborhood: 306.0 306.0 - DOWNTOWN SQL  
Economic Adj. Factor:  
Map / Routing: S08 / CE-DPLUS  
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 41 +, LOTS 41-43-45-47-49-51-53-55-57-59-61-63-65-67-69 & 71 LESS N 4' OF LOT 41 ON KANSAS AVE SECTION 31 TOWNSHIP 11 RANGE 16



Image Date: 09/26/2025

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: 177

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/26/2025	2:10 PM	VI	P	RBR		
12/10/2024	2:15 PM	11	P	DWM		
07/10/2024	2:00 PM	1	S	DWM	Kevin Rake	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
26-1751	1,300,000	Interior Remodel	04/17/2026	O	
DWM25	2,000,000	Interior Remodel	07/10/2024	O	
DWM19	1	Interior Remodel	04/25/2018	IC	30

2026 APPRAISED VALUE

Cls	Land	Building	Total
C	296.890	632.570	929.460
<b>Total</b>	<b>296.890</b>	<b>632.570</b>	<b>929.460</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	296.890	632.570	929.460
<b>Total</b>	<b>296.890</b>	<b>632.570</b>	<b>929.460</b>

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		59,378				5	50						3	10,000.00	10.00	10.00	10.00	296.890

Total Market Land Value 296,890

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-08-003.00-0

Quick Ref: R25427

Tax Year: 2026

Run Date: 5/21/2026 12:02:22 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2101-Office building (low rise 1-4 stories)  
 Bldg No. & Name: 1 KVC BEHAVIORAL HEALTHCARE Moved out 6-  
 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

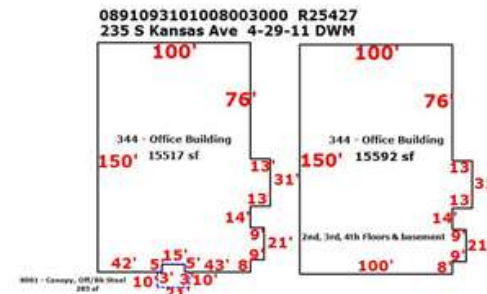
Building RCN: 16,666,390  
 Mkt Adj: 100 Eco Adj:  
 Building Value: 666,650  
 Other Improvement RCN: 227,530  
 Other Improvement Value: 12,100

CALCULATED VALUES

Cost Land: 296,890  
 Cost Building: 678,750  
 Cost Total: 975,640  
 Income Value: 954,860  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: PRIOR  
 Land Value: 296,890  
 Building Value: 632,570  
 Final Value: 929,460  
 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	B	2.33	1930		01 / 01		15,517	554	13	1.5	2				053	13,225		6,414,500	4	256,580
702	344-Office Building	B	2.33			1		13,389	467	9						084	13,389				
703	344-Office Building	B	2.33			1		2,203	77	9						086	0				
2	344-Office Building	B	2.33	1930		02 / 02		15,592	544	10	1.5	2				053	14,617		3,417,300	4	136,690
3	344-Office Building	B	2.33	1930		03 / 03		15,592	544	10	1.5	2				053	14,617		3,417,300	4	136,690
4	344-Office Building	B	2.33	1930		04 / 04		15,592	544	10	1.5	2				053	14,617		3,417,300	4	136,690

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	1988			10		8						1.00	1	1		210,840	4	8,430
2		163-Site Improvements	M	2.00	1	1988			10		8						1.00	3	3		16,690	22	3,670

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	2			5		
1	652-Freight Power #	1			5		
1	807-Brick, Solid		100				
1	8061-Canopy, Office-Bank Steel Fram	285					
1	8615-Loading Dock, Concrete	1,284					
	3612-Warmed and Cooled Air		100				
	3683-Wet Sprinklers		100				
	3612-Warmed and Cooled Air		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	42,000					
2	6605064-Outdoor Floodlight, Mercury \	6					
2	6605071-Outdoor Lighting Pole, Steel	24					
					3		

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-08-003.00-0

Quick Ref: R25427

Tax Year: 2026

Run Date: 5/21/2026 12:02:22 PM

---

Sec	Code	Units	Pct	Size	Other	Rank	Year
	3683-Wet Sprinklers		100				
2	612-Warmed and Cooled Air		100				
2	807-Brick, Solid		100				
3	612-Warmed and Cooled Air		100				
3	807-Brick, Solid		100				
4	612-Warmed and Cooled Air		100				
4	807-Brick, Solid		100				

