

SNCAMA Property Record Card

Parcel ID: 089-109-32-0-30-06-002.00-0

Quick Ref: R27008

Tax Year: 2026

Run Date: 6/8/2026 8:40:40 PM

OWNER NAME AND MAILING ADDRESS

TCJ LLC

517 W BERTRAND AVE
SAINT MARYS. KS 66536

PROPERTY SITUS ADDRESS

616 SE JEFFERSON ST
Topeka, KS 66607

FORMER CAPITAL JOURNAL

LAND BASED CLASSIFICATION SYSTEM

Function: 4213 Periodical publi **Sfx:** 0
Activity: 3110 Primarily plant or factory-type
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 AI
Economic Adj. Factor:
Map / Routing: N08 / CE-D
Tax Unit Group: 001-001

TRACT DESCRIPTION

HOLLIDAY SUB, S32, T11, R16, Lot 193 +,
JEFFERSON ST LOTS 194 THRU 216 & ADAMS
ST LOTS 193 THRU 215 & 6TH ST LOTS 193
THRU 215 & VAC ALLEY ADJ TO SD LOTS
SECTION 32 TOWNSHIP 11 RANGE 16



Image Date: 12/11/2025

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: 130

INSPECTION HISTORY

| Date | Time | Code | Reason | Appraiser | Contact | Code |
|------------|----------|------|--------|-----------|---------|------|
| 12/10/2025 | 2:00 PM | VI | P | RBR | | |
| 12/18/2024 | 12:50 PM | 6 | P | TMB | | |
| 12/20/2023 | 1:00 PM | VI | P | TMB | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|------------------|------------|--------|--------|
| TMB22 | | Interior Remodel | 03/03/2021 | O | 0 |
| T0207 | 46,427 | Roof | 11/01/2006 | C | |
| T0174 | 52,200 | Roof | 09/01/2004 | C | |

2026 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|----------------|----------------|----------------|
| C | 288.000 | 183.410 | 471.410 |
| Total | 288.000 | 183.410 | 471.410 |

2025 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|----------------|----------------|----------------|
| C | 288.000 | 183.410 | 471.410 |
| Total | 288.000 | 183.410 | 471.410 |

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 | | 144.000 | | | | | | | | | | | 5 | 20.000.00 | 2.00 | 2.00 | 2.00 | 288.000 |

Total Market Land Value 288,000

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2610-Light industrial structures and facilities
 Bldg No. & Name: 1 FORMER CAPITAL JOURNAL
 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

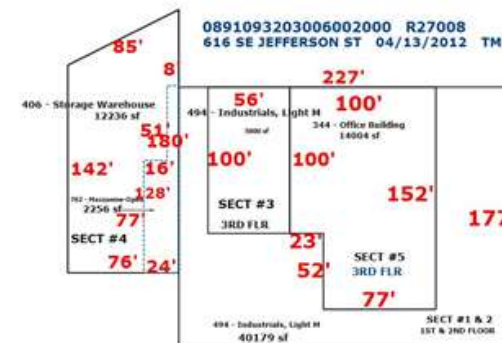
Building RCN: 11,195,040
 Mkt Adj: 100 Eco Adj:
 Building Value: 111,960
 Other Improvement RCN: 406,670
 Other Improvement Value: 75,160

CALCULATED VALUES

Cost Land: 288,000
 Cost Building: 187,120
 Cost Total: 475,120
 Income Value: 519,590
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: PRIOR
 Land Value: 288,000
 Building Value: 183,410
 Final Value: 471,410
 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 | 494-Industrials, Light Mftg. | B | 2.00 | 1963 | | 01 / 01 | | 40,179 | 808 | 10 | 0.5 | 1 | | | | 045X | 112,198 | | 3,649,860 | 1 | 36,500 |
| 2 | 494-Industrials, Light Mftg. | B | 2.00 | 1963 | | 02 / 02 | | 40,179 | 808 | 10 | 0.5 | 1 | | | | 045X | 0 | | 3,910,190 | 1 | 39,100 |
| 3 | 494-Industrials, Light Mftg. | B | 2.00 | 1963 | | 03 / 03 | | 5,600 | 312 | 10 | 0.5 | 1 | | | | 045X | 0 | | 599,540 | 1 | 6,000 |
| 4 | 406-Storage Warehouse | C | 2.00 | 1975 | | 01 / 01 | | 12,236 | 356 | 20 | 0.5 | 1 | | | | 045X | 0 | | 1,028,530 | 1 | 10,290 |
| 5 | 344-Office Building | C | 2.00 | 1985 | | 03 / 03 | | 14,004 | 404 | 10 | 0.5 | 1 | | | | 045X | 0 | | 2,006,910 | 1 | 20,070 |

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 | S | 2.00 | 1 | 1975 | | | 10 | | 8 | | 1 | 3 | 3 | | | | | 3,410 | 55 | 1,880 |
| 2 | | 163-Site Improvements | P | 2.00 | 1 | 1975 | | | 10 | | 8 | | 1 | 2 | 3 | | | | | 385,990 | 18 | 69,480 |
| 3 | | 163-Site Improvements | M | 2.00 | 1 | 1994 | | | 10 | | 8 | | 1.00 | 3 | 3 | | | | | 17,270 | 22 | 3,800 |

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 | | | | |
| 2 | 612-Warmed and Cooled Air | | 100 | | | | |
| 2 | 651-Passenger # | 1 | | | 03 | | |
| 2 | 652-Freight Power # | 1 | | | 03 | | |
| 2 | 882-Stud -Brick Veneer | | 100 | | | | |
| 3 | 612-Warmed and Cooled Air | | 100 | | | | |
| 3 | 882-Stud -Brick Veneer | | 100 | | | | |
| 4 | 606-Space Heater | | 100 | | | | |

OTHER BUILDING IMPROVEMENT COMPONENTS

| No. | Code | Units | Pct | Size | Other | Rank | Year |
|-----|---------------------------------------|--------|-----|------|-------|------|------|
| 1 | 6604001-Chain Link Fence, Galvanizer | 150 | | | 6 | | |
| 2 | 8355-Paving, Concrete with Base | 51,880 | | 10 | | | |
| 3 | 6605064-Outdoor Floodlight, Mercury \ | 2 | | | | | |
| 3 | 6605064-Outdoor Floodlight, Mercury \ | 6 | | | | | |
| 3 | 6605071-Outdoor Lighting Pole, Steel | 24 | | | 2 | | |

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| Sec | Code | Units | Pct | Size | Other | Rank | Year |
|-----|-------------------------------------|--------|-----|------|-------|------|------|
| 4 | 762-Mezzanines-Open | 2,256 | | | | | |
| 4 | 805-Brick with Block Back-up | | 100 | | | | |
| 4 | 14005-Dock Height Floor | 12,236 | | | | | |
| 4 | 6512063-Dock Leveler, Shipping Dock | 1 | | | 2 | | |
| 5 | 612-Warmed and Cooled Air | | 100 | | | | |
| 5 | 882-Stud -Brick Veneer | | 100 | | | | |

