

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-30-05-035.00-0

Quick Ref: R31236

Tax Year: 2026

Run Date: 4/4/2026 4:18:04 AM

OWNER NAME AND MAILING ADDRESS

MILK & HONEY COFFEE COMPANY LLC

3941 SE HOWEY RD  
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

2200 SE 29TH ST  
Topeka, KS 66605

MILK & HONEY COFFEE CO

LAND BASED CLASSIFICATION SYSTEM

Function: 2102 Retail store Sfx: 0  
Activity: 2210 Restaurant-type activity with c  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building



Image Date: 02/03/2022

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Living Units:  
Zoning: C2  
Neighborhood: 315.0 315.0 - SOUTHEAST CEN  
Economic Adj. Factor:  
Map / Routing: S08 / SO-B-  
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1  
Fronting: Secondary Artery - 2  
Location: Secondary Strip - 5  
Parking Type: Off Street - 1  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered: 17

TRACT DESCRIPTION

PARK VALLEY SUB # 2 , BLOCK A , Lot 2 , SE  
29TH ST BLK A LOT 2 PARK VALLEY SUB #2  
SECTION 09 TOWNSHIP 12 RANGE 16

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/31/2022	2:35 PM	1	H	SLL	Chris Hartman	1
06/30/2020	1:40 PM	VI	P	DWM	CHRIS HARTMAN	1
02/03/2020	1:45 PM	6	S	DWM	Darrin	4

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-5239	100,000	Interior Remodel	12/20/2019	C	100
DWM19	1	Interior Remodel	01/03/2018	IC	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
C	37.410	168.190	205.600
<b>Total</b>	<b>37.410</b>	<b>168.190</b>	<b>205.600</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	37.410	168.190	205.600
<b>Total</b>	<b>37.410</b>	<b>168.190</b>	<b>205.600</b>

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
Soft	1-Primary Site - 1		21.375				0	175						10	250,000.00	1.00	1.00	1.00	37,410

Total Market Land Value 37,410

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2230-Standalone store or shop building  
 Bldg No. & Name: 1 MILK & HONEY COFFEE CO  
 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: 372,940  
 Mkt Adj: 100 Eco Adj:  
 Building Value: 246,140  
 Other Improvement RCN: 57,040  
 Other Improvement Value: 18,360

CALCULATED VALUES

Cost Land: 37,410  
 Cost Building: 264,500  
 Cost Total: 301,910  
 Income Value: 205,600  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: INCOME  
 Land Value: 37,410  
 Building Value: 168,190  
 Final Value: 205,600  
 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	C	2.00	1978		01 / 01		1,460	156	10	4	3				034			372,940	66	246,140
701	353-Retail Store	C	2.00			1		1,204	128	7						083					
703	353-Retail Store	C	2.00			1		256	28	7						086					

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	1978			10		8		1	3	3					52,920	33	17,460
2		163-Site Improvements	M	2.00	1	1978			10		8		1	3	3					1,980	22	430
3		163-Site Improvements	M	2.00	1	1978			10		8		1.00	3	3					2,140	22	470

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	804-Block with Stucco		100				
1	8002-Porch, Open Slab	148					
1	8066-Canopy, Retail Steel Frame	288					
1	8066-Canopy, Retail Steel Frame	80				1.00	
1	8066-Canopy, Retail Steel Frame	80				1.00	
1	8275-Concrete Bulkhead Wall, 8 in. thi	160					
	3612-Warmed and Cooled Air		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	10,542		10			
2	6605024-Treat Wood Fence, 6' Solid B	56					
3	6505021-Lube Equipment, Supply Line	102					
3	6605024-Treat Wood Fence, 6' Solid B	38					