

SNCAMA Property Record Card

Parcel ID: 089-133-05-0-20-04-004.00-0

Quick Ref: R32035

Tax Year: 2026

Run Date: 6/16/2025 10:59:24 PM

OWNER NAME AND MAILING ADDRESS

P&Q ENTERPRISES INC

603 SE 10TH AVE
TOPEKA, KS 66607-1148

PROPERTY SITUS ADDRESS

603 SE 10TH AVE
Topeka, KS 66607

P&Q AUTO SALVGE-EAST BLDG

LAND BASED CLASSIFICATION SYSTEM

Function: 3519 Salvage yard / f **Sfx:** 0
Activity: 3230 Waste processing, salvage or
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: I2
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: / CE-D
Tax Unit Group: 001-001

TRACT DESCRIPTION

S05, T12, R16, BEG 274.51' E & 74.52' S OF NW
COR NW 1/4 TH S 291.48' W 286.46' N 134.42'
NELY 323.2' TO POB



Image Date: 09/29/2023

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/15/2023	12:00 PM	VI	R	DWM	Phil Owens	1
08/23/2017	10:00 AM	VI	R	DWM	Phil Owens	1
02/17/2008	2:00 PM	9		SJB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	56.130	41.270	97.400
Total	56.130	41.270	97.400

Not Yet Available

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	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	56.125				5	50						5	20,000.00	2.00	2.00	2.00	56.130

Total Market Land Value 56,130

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 1 P&Q AUTO SALVGE-EAST BLDG

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:

0891330502004004000 R32035
0891330502004004000 08/23/2017 DWM

IMPROVEMENT COST SUMMARY

CALCULATED VALUES

FINAL VALUES

Building RCN:	76,850	Cost Land:	56,130	Value Method:	INCOME
Mkt Adj: 100	Eco Adj:	Cost Building:	32,620	Land Value:	56,130
Building Value:	3,840	Cost Total:	88,750	Building Value:	41,270
Other Improvement RCN:	0	Income Value:	97,400	Final Value:	97,400
Other Improvement Value:	0	Market Value:		Prior Value:	
		MRA 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	406-Storage Warehouse	D	0.84	1960		01 / 01		2,412	206	9	1	2				045S			76,850	5	3,840

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC		100				
1	918-Single -Metal on Wood Frame		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 2 P&Q AUTO SALVGE-WEST BLDG

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:

0891330502004004000B R32035
603 SE 10TH ST 08/23/2017 DWM

IMPROVEMENT COST SUMMARY

Building RCN: 100,040

Mkt Adj: 100 Eco Adj:

Building Value: 18,010

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 56,130

Cost Building: 32,620

Cost Total: 88,750

Income Value: 97,400

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 56,130

Building Value: 41,270

Final Value: 97,400

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	406-Storage Warehouse	D	0.84	1980		01 / 01		3,100	224	12	3	2				045S			100,040	18	18,010

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC		100				
1	918-Single -Metal on Wood Frame		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2101-Office building (low rise 1-4 stories)

Bldg No. & Name: 3 P&Q AUTO SALVAGE-OFFICE

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:

0891330502004004000C R32035
603 SE 10TH ST 08/23/2017 DWM

IMPROVEMENT COST SUMMARY

Building RCN: 29,840

Mkt Adj: 100 Eco Adj:

Building Value: 1,490

Other Improvement RCN: 95,430

Other Improvement Value: 9,280

CALCULATED VALUES

Cost Land: 56,130

Cost Building: 32,620

Cost Total: 88,750

Income Value: 97,400

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 56,130

Building Value: 41,270

Final Value: 97,400

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	0.84	1960		01 / 01		221	60	8	1	2				045S			29,840	5	1,490

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	339-Lumber Storage Shed, Horz.	D	2.00	1	1970			2,680		15	0134 X 020	1	2	2					69,790	9	6,280
2	470-Equipment (Shop) Building	S	2.00	1	1970			132		12	22 X 6	1	2	2					8,240	9	740
3	163-Site Improvements	P	2.00	1	1995			10		8		1	2	2					8,930	13	1,160
4	163-Site Improvements	M	2.00	1	1980			10		8	180 X 8	1	2	2					8,470	13	1,100

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	606-Space Heater		100				
1	812-Concrete Block		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
2	606-Space Heater		100				
2	916-Single -Metal on Steel Frame		100				
3	8355-Paving, Concrete with Base	1,200		10			
4	6605024-Treat Wood Fence, 6' Solid B	240					