

SNCAMA Property Record Card

Parcel ID: 089-133-06-0-20-30-008.00-0

Quick Ref: R33624

Tax Year: 2026

Run Date: 6/26/2025 11:39:36 PM

OWNER NAME AND MAILING ADDRESS

KANSAS BUREAU OF INVESTIGATION OF

1620 SW TYLER ST
TOPEKA, KS 66612-1837

PROPERTY SITUS ADDRESS

1620 SW TYLER ST
Topeka, KS 66612
1631 SW TOPEKA BLVD
KBI BLDG WEST BLDG

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b **Sfx:** 0
Activity: 2300 Office activities
Ownership: 4200 State government
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Living Units:
Zoning: C4
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-B-
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered: 27
Parking Uncovered: 75

TRACT DESCRIPTION

DOUTHITT PLACE NO 2, S06, T12, R16, Lot 72
+, TYLER STREET LOTS 71 THRU 94 & ADJ
VAC ALLEY LYING E & W OF SD LOTS LESS
ROW SECTION 06 TOWNSHIP 12 RANGE 16

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	107.326				0	220						5	20,000.00	2.00	2.00	2.00	472,230

Total Market Land Value 472,230

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/17/2020	11:10 AM	VI	R	DWM	Mel Guffey	6
07/14/2015	12:45 PM	1	VI	DWM	Lisa Parrish	5
02/17/2008	2:10 PM	9		DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
E	472,230	3,973,470	4,445,700
Total	472,230	3,973,470	4,445,700

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 KBI BLDG 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:

IMPROVEMENT COST SUMMARY

Building RCN: 16,100,810

Mkt Adj: 100 Eco Adj:

Building Value: 3,414,670

Other Improvement RCN: 803,620

Other Improvement Value: 107,010

CALCULATED VALUES

Cost Land: 472,230

Cost Building: 4,056,190

Cost Total: 4,528,420

Income Value: 4,445,700

Market Value:

MRA Value:

FINAL VALUES

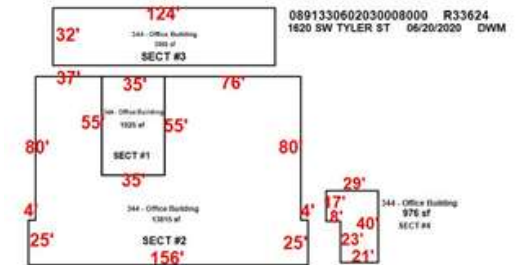
Value Method: INCOME

Land Value: 472,230

Building Value: 3,973,470

Final Value: 4,445,700

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	4.33	1900		01 / 01		1,925	35	22	3	3				053			2,954,130	21	620,370
702	344-Office Building	C	4.33			1		775	21	18						084					
705	344-Office Building	C	4.33			1		14,965	398	11						053					
702	344-Office Building	C	4.33			1		4,025	106	7						084					
2	344-Office Building	C	4.33	1900		01 / 02		13,815	487	11	3	3				053			10,451,050	21	2,194,720
3	344-Office Building	C	4.33	1900		03 / 03		3,968	312	8	3	3				086			1,020,850	21	214,380
4	344-Office Building	C	3.33	1984		01 / 02		976	117	11	3					053			1,674,790	23	385,200
701	344-Office Building	C	3.33			1		1,704	75	10						084					
706	345-Parking Structure	B	3.33			1		8,054	355	10						090					

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	163-Site Improvements	P	2.00	1	1985			10		8				1.00	2	2			797,570	13	103,680
2	163-Site Improvements	S	2.00	1	2000			10		8	80 X 20	1.00	3	3					6,050	55	3,330

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	604-Hot Water		100				
1	619-Refrigerated Cooling, Zone		100				
1	825-Solid Local Stone		100				
	3604-Hot Water		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	112,810					
2	6604001-Chain Link Fence, Galvanizer	266			6		

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Sec	Code	Units	Pct	Size	Other	Rank	Year
	3604-Hot Water		100				
	3619-Refrigerated Cooling, Zone		100				
	3604-Hot Water		100				
2	604-Hot Water		100				
2	619-Refrigerated Cooling, Zone		100				
2	825-Solid Local Stone		100				
3	606-Space Heater		100				
3	890-Stud -Shingles		100				
4	604-Hot Water		100				
4	619-Refrigerated Cooling, Zone		100				
4	651-Passenger #	2			3		
4	816-Concrete, Formed		100				
	3604-Hot Water	1,704					
	3619-Refrigerated Cooling, Zone	1,704					

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 2 K. B. I. 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:

IMPROVEMENT COST SUMMARY

Building RCN: 2,088,220

Mkt Adj: 100 Eco Adj:

Building Value: 501,170

Other Improvement RCN: 65,460

Other Improvement Value: 33,340

CALCULATED VALUES

Cost Land: 472,230

Cost Building: 4,056,190

Cost Total: 4,528,420

Income Value: 4,445,700

Market Value:

MRA Value:

FINAL VALUES

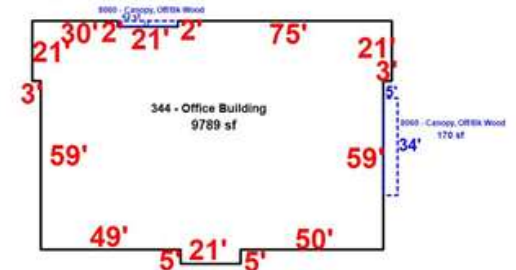
Value Method: INCOME

Land Value: 472,230

Building Value: 3,973,470

Final Value: 4,445,700

Prior Value:

0891330602030008000B R33624
1631 SW TOPEKA BLVD 6/20/2020 DWM
BUILDING #2

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	2.33	1986		01 / 01		9,789	426	12	3	3				053			2,088,220	24	501,170
705	344-Office Building	C	2.33			1		2,270	154	10						082					
703	344-Office Building	C	2.33			1		614	42	10						084					
703	344-Office Building	C	2.33			1		1,179	80	10						086					

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	163-Site Improvements	P	2.00	1	2020			10		8				1.00	3	3			43,900	59	25,900
2	163-Site Improvements	M	2.00	1	1994			10		8				1	3	3			8,050	22	1,770
3	163-Site Improvements	M	2.00	1	2018			10		8	160 X 6			1.00	3	3			13,510	42	5,670

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	812-Concrete Block		50				
1	882-Stud -Brick Veneer		50				
1	8060-Canopy, Office-Bank Wood Fram	42					
1	8060-Canopy, Office-Bank Wood Fram	170					
	3612-Warmed and Cooled Air		100				
	3683-Wet Sprinklers		100				
	3612-Warmed and Cooled Air		100				
	3683-Wet Sprinklers		100				
	3683-Wet Sprinklers		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	5,900					
2	6605064-Outdoor Floodlight, Mercury \	2					
2	6605071-Outdoor Lighting Pole, Steel	24			2		
3	6604032-Metal Fence, Hand Forged	960					