

SNCAMA Property Record Card

Parcel ID: 089-143-05-0-40-01-001.00-0

Quick Ref: R53805

Tax Year: 2026

Run Date: 6/26/2025 1:21:33 AM

OWNER NAME AND MAILING ADDRESS

DREAM BIG PARTNERS LLC

2950 SW MCCLURE RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1801 SW WANAMAKER RD
Topeka, KS 66604
1831 SW WANAMAKER RD
WESTRIDGE MALL 195

LAND BASED CLASSIFICATION SYSTEM

Function: 2108 Regional shopp **Sfx:** 0
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: PUD, C4
Neighborhood: 311.0 311.0 - WESTRIDGE MAL
Economic Adj. Factor:
Map / Routing: S08 / WE-CPLUS
Tax Unit Group: 014-014

TRACT DESCRIPTION

WEST RIDGE MALL SUB NO 6, S05, T12, R15,
BLOCK A, Lot 1, ACRES 31.72, LT 1 BLK A WEST
RIDGE MALL SUB LESS PARCELS 1.01 THRU
1.17 & 5.00 & BLK A LOT 1 WEST RIDGE MALL
SUB NO 6

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	1,381,724				4	70						6	40,000.00	4.20	4.20	4.20	4,062,270

Total Market Land Value 4,062,270

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/27/2024	12:20 PM	VI	R	SLL	Linda Fallcheck	6
10/24/2019	2:40 PM	11	P	SLL		
11/15/2018	1:05 PM	11	P	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-6988	225,000	Interior Remodel	03/04/2024	CN	100
19-1921	5,000	Interior Remodel	05/29/2019	CN	100
17-3133	400,000	Interior Remodel	02/27/2018	CN	100



Image Date: 07/08/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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: 1,360

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
C	4,062,270	2,607,230	6,669,500
Total	4,062,270	2,607,230	6,669,500

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2530-Regional shopping cntr(enclosed mall w2 or m

Bldg No. & Name: 1 WESTRIDGE MALL 195

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: 75,105,910

Mkt Adj: 100 Eco Adj:

Building Value: 6,759,530

Other Improvement RCN: 2,350,730

Other Improvement Value: 768,650

CALCULATED VALUES

Cost Land: 4,062,270

Cost Building: 9,948,420

Cost Total: 14,010,690

Income Value: 6,653,900

Market Value:

MRA Value:

FINAL VALUES

Value Method: PRIOR

Land Value: 4,062,270

Building Value: 2,607,230

Final Value: 6,669,500

Prior Value:

No Sketch Available

SKETCH VECTORS

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	414-Regional Shopping Center	C	2.00	1988		01 / 01		147,203	2,226	22	2	1				034			23,679,650	9	2,131,170
2	414-Regional Shopping Center	C	2.00	1988		01 / 01		23,115	555	31	2	1				034			4,184,280	9	376,580
3	414-Regional Shopping Center	C	2.00	1988		01 / 01		7,220	172	31	2	1				086			1,199,530	9	107,960
4	414-Regional Shopping Center	C	2.00	1988		01 / 01		58,793	3,225	22	2	1				095			11,733,320	9	1,056,000
5	414-Regional Shopping Center	C	2.00	1988		02 / 02		130,564	2,561	22	2	1				034			19,800,030	9	1,782,000
6	414-Regional Shopping Center	C	2.00	1988		02 / 02		76,902	3,262	22	2	1				095			14,509,100	9	1,305,820

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	1988			10		8				1	3	3			174,310	33	57,520
2	163-Site Improvements	P	2.00	1	1988			10		8				1	3	3			2,112,000	33	696,960
3	163-Site Improvements	M	2.00	1	1988			10		8				1	3	3			64,420	22	14,170

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	652-Freight Power #	2			02		
1	655-Escalator	6				3.00	
1	683-Wet Sprinklers	147,203					
1	882-Stud -Brick Veneer		100				
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers	23,115					
2	882-Stud -Brick Veneer		100				
3	606-Space Heater		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8356-Paving. Concrete with Base (heav	16,200		10			
2	8350-Paving, Asphalt with Base	600,000		10			
3	6605064-Outdoor Floodlight, Mercury \	16					
3	6605071-Outdoor Lighting Pole, Steel	24		16			

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Sec	Code	Units	Pct	Size	Other	Rank	Year
3	683-Wet Sprinklers	7,220					
3	882-Stud -Brick Veneer		100				
4	612-Warmed and Cooled Air		100				
4	849-Curtain-Metal with Glass Panels		100				
5	612-Warmed and Cooled Air		100				
5	683-Wet Sprinklers	130,564					
5	882-Stud -Brick Veneer		100				
6	612-Warmed and Cooled Air		100				
6	849-Curtain-Metal with Glass Panels		100				

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2240-Department store

Bldg No. & Name: 1 BURLINGTON COAT CLOSED 2017 VACANT 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: 16,134,880

Mkt Adj: 100 Eco Adj:

Building Value: 2,420,240

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 4,062,270

Cost Building: 9,948,420

Cost Total: 14,010,690

Income Value: 6,653,900

Market Value:

MRA Value:

FINAL VALUES

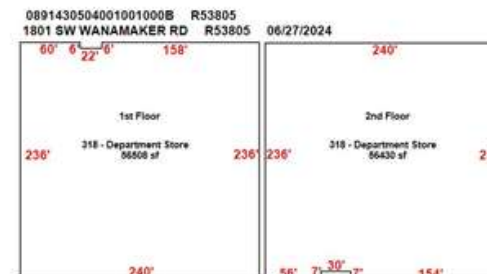
Value Method: PRIOR

Land Value: 4,062,270

Building Value: 2,607,230

Final Value: 6,669,500

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	318-Department Store	C	2.00	1990		01 / 01		56,508	964	18	2	2				032			8,458,770	15	1,268,820
2	318-Department Store	C	2.00	1990		02 / 02		56,430	966	18	2	2				032			7,492,780	15	1,123,920
3	318-Department Store	C	2.00	1990		03 / 03		1,200	160	14	2	2				086			183,340	15	27,500

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			02	1.00	
1	652-Freight Power #	1			03	1.00	
1	655-Escalator	2				3.00	
1	882-Stud -Brick Veneer		100				
1	8065-Canopy, Retail Wood Frame	480					
1	8065-Canopy, Retail Wood Frame	1,302					
1	8610-Loading Truckwell, Concrete	3,360					
1	8610-Loading Truckwell, Concrete	216					
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				
3	649-No HVAC						
3	918-Single -Metal on Wood Frame		100				

OTHER BUILDING IMPROVEMENT COMPONENTS