

SNCAMA Property Record Card

Parcel ID: 089-143-05-0-40-01-001.12-0

Quick Ref: R53816

Tax Year: 2026

Run Date: 6/13/2026 8:10:24 PM

OWNER NAME AND MAILING ADDRESS

DREAM BIG PARTNERS LLC

2950 SW MCCLURE RD  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1781 SW WANAMAKER RD  
Topeka, KS 66604

SEARS STORE # 1642

LAND BASED CLASSIFICATION SYSTEM

**Function:** 2124 Department store  
**Activity:** 2110 Goods-oriented shopping  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building



Image Date: 04/27/2026

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:** RE8 / WE-C  
**Tax Unit Group:** 014-014

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Sidewalk - 6  
**Fronting:** Secondary Artery - 2  
**Location:** Major Strip - 4  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:** 540

TRACT DESCRIPTION

WEST RIDGE MALL SUB, S05, T12, R15, BLOCK A, Lot 1, BEG 923.54' W & 1605.62' NW & 52.79' NE SE COR SE 1/4 TH NW 63.5', SW 15', NW 60', SW 64.18', NW 424.39', NE 311.81', NE 518.19', SE 470.62', SECTION 05 TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/31/2021	2:00 PM	VI	R	SLL		
09/06/2017	1:35 PM	VI	R	SLL		
02/17/2008	2:00 PM	9		SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0140	215,855	Roof	08/01/2007	C	
T0254	85,000	Emergency Damage/Storm Damage	12/01/2004	C	

2026 APPRAISED VALUE

Cls	Land	Building	Total
C	1,254.680	486.320	1,741.000
<b>Total</b>	<b>1,254.680</b>	<b>486.320</b>	<b>1,741.000</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	1,254.680	486.320	1,741.000
<b>Total</b>	<b>1,254.680</b>	<b>486.320</b>	<b>1,741.000</b>

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
Sqft	1-Primary Site - 1		331.927				5	90						6	40,000.00	4.20	4.20	4.20	1,254.680

Total Market Land Value 1,254,680

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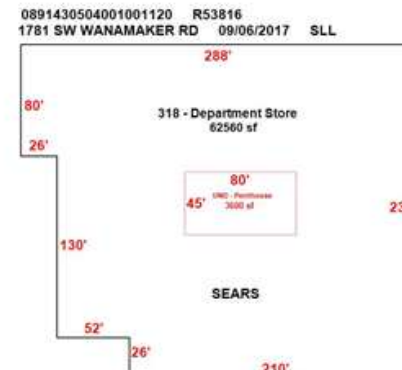
Run Date: 6/13/2026 8:10:24 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2240-Department store  
 Bldg No. & Name: 1 SEARS STORE # 1642 (vacant 3/21)  
 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: 18,346,200  
 Mkt Adj: 100 Eco Adj:  
 Building Value: 6,054,250  
 Other Improvement RCN: 1,007,580  
 Other Improvement Value: 325,070

CALCULATED VALUES

Cost Land: 1,254,680  
 Cost Building: 6,379,320  
 Cost Total: 7,634,000  
 Income Value: 1,741,000  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: INCOME  
 Land Value: 1,254,680  
 Building Value: 486,320  
 Final Value: 1,741,000  
 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		62,560	894	18	3	3				032			9,283,560	33	3,063,580
2	318-Department Store	C	2.00	1990		02 / 02		62,560	894	18	3	3				032			8,554,680	33	2,823,040
3	318-Department Store	C	2.00	1990		03 / 03		3,600	250	14	3	3				086			507,960	33	167,630

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	1988			10		8				3	3				940,000	33	310,200
2		163-Site Improvements	M	2.00	1	1988			10		8	0010 X 086	1		3	3				24,980	22	5,500
3		163-Site Improvements	M	2.00	1	1988			10		8				3	3				42,600	22	9,370

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			2		
1	652-Freight Power #	1			2		
1	655-Escalator	2					
1	683-Wet Sprinklers		100				
1	882-Stud -Brick Veneer		100				
1	8011-Porch, Raised Enclosed, Solid W	160					
1	8011-Porch, Raised Enclosed, Solid W	160					
1	8065-Canopy, Retail Wood Frame	2,256					
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers		100				
2	759-Mezzanines	3,734					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	250,000		10			
2	6604050-Common Brick Wall	860			8		
3	6605064-Outdoor Floodlight, Mercury \	6					
3	6605064-Outdoor Floodlight, Mercury \	12					
3	6605071-Outdoor Lighting Pole, Steel	24			6		

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Sec	Code	Units	Pct	Size	Other	Rank	Year
2	882-Stud -Brick Veneer		100				
2	8610-Loading Truckwell, Concrete	2,600					
2	6512063-Dock Leveler, Shipping Dock	1			2		
3	649-No HVAC						
3	882-Stud -Brick Veneer		100				

