

SNCAMA Property Record Card

Parcel ID: 089-191-12-0-00-01-007.04-0

Quick Ref: R308074

Tax Year: 2026

Run Date: 9/4/2025 1:45:27 PM

OWNER NAME AND MAILING ADDRESS

SHAWNEE COUNTY, KANSAS

WALMART PROPERTY TAX DEPARTMENT
BENTONVILLE, AR 72712-8055

PROPERTY SITUS ADDRESS

1303 SW INNOVATION PKWY
TOPEKA, KS 66619-1441
SW INNOVATION PKWY
WALMART DISTRIBUTION

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist **Sfx:**
Activity: 3100 Plant, factory, heavy goods st
Ownership: 4120 County
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: EIC Exempt IRBX for Com - EIC
Living Units:
Zoning: I2
Neighborhood: 319.0 319.0 - OUTSIDE ALL OTI
Economic Adj. Factor:
Map / Routing: / SO
Tax Unit Group: 028-028

TRACT DESCRIPTION

KANZA FIRE COMMERCE PARK NO 2, S12, T13,
R15, BLOCK A, Lot 1, ACRES 42.18, PT BLK A
LOT 1 N T.U. LINE, KANZA FIRE COMMERCE
PARK NO 2

Image Date: 01/04/2023

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Commercial/Industrial Park - 7
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
12/30/2022	4:30 PM	VI	P	TMB		
02/10/2022	1:00 PM	1	P	TMB	Stan Johnson	5
02/17/2021	11:50 AM	0	SC	SRB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-5270	2,000,000	Interior Remodel	03/05/2024	CN	
23-1864	2,514,657	Interior Remodel	04/24/2023	CN	
22-2770	1	Commercial Alterations	08/18/2022	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
EIC	918,680	39,802,590	40,721,270
Total	918,680	39,802,590	40,721,270

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
Sqft	1-Primary Site - 1		1,837,361				0	200						16	435,600.00	0.25	0.25	0.25	918,680

Total Market Land Value 918,680

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2762-Distribution warehouse

Bldg No. & Name: 1 WALMART DISTRIBUTION

Identical Units: 1 No. of Units: 203

Unit Type: Bays

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

IMPROVEMENT COST SUMMARY

Building RCN: 226,296,850

Mkt Adj: 100 Eco Adj:

Building Value: 174,248,580

Other Improvement RCN: 20,832,520

Other Improvement Value: 13,220,060

CALCULATED VALUES

Cost Land: 918,680

Cost Building: 187,773,740

Cost Total: 188,692,420

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

Value Method: PRIOR

Land Value: 918,680

Building Value: 39,802,590

Final Value: 40,721,270

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	407-Distribution Warehouse	C	2.00	2020		01 / 01		1,823,900	6,912	44	3	3							26,296,850	77	74,248,580

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	2021			10		8			1.00	3	3				18,429,510	64	11,794,890
2	163-Site Improvements	P	2.00	1	2021			10		8			1.00	3	3				1,398,850	64	895,260
3	163-Site Improvements	M	2.00	1	2021			10		8			1.00	3	3				773,250	50	386,620
4	163-Site Improvements	M	2.00	1	2021			10		8			1.00	3	3				22,650	50	11,330
5	163-Site Improvements	S	2.00	1	2021			10		8			1.00	3	3				147,420	73	107,620
6	163-Site Improvements	W	4.00	1	2022			10		12			1.00	3	3				60,840	40	24,340

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	653-Freight Manual #	4			2		
1	683-Wet Sprinklers		100				
1	818-Concrete, Tilt-up		100				
1	8074-Canopy, Warehouse Steel Frame	324					
1	8074-Canopy, Warehouse Steel Frame	450					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8356-Paving, Concrete with Base (heavily)	999,999					
1	8356-Paving, Concrete with Base (heavily)	712,781					
2	8350-Paving, Asphalt with Base	397,400					
3	6605064-Outdoor Floodlight, Mercury Vapor	136					
3	6605074-Outdoor Lighting Pole, Fiberglass	40			103		
4	6604045-Concrete Block Wall, Reinforced	1,387			8		
5	6604001-Chain Link Fence, Galvanized Steel	8,100			6		
6	8061-Canopy, Office-Bank Steel Frame	672					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	200,000					
1	14005-Dock Height Floor	23,900					
1	6512063-Dock Leveler, Shipping Dock	203			1		

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2110-Office building with drive-through facility

Bldg No. & Name: 2 GUARDHOUSE

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: 100,630

Mkt Adj: 100 Eco Adj:

Building Value: 79,500

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 918,680

Cost Building: 187,773,740

Cost Total: 188,692,420

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

Value Method: PRIOR

Land Value: 918,680

Building Value: 39,802,590

Final Value: 40,721,270

Prior Value:

0891911200001007040B R308074
1303 SW INNOVATION PKWY 02/10/2022 TMB
BUILDING #2



COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCls	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	S	2.00	2021		01 / 01		504	100	10	3	3							100,630	79	79,500

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	916-Single -Metal on Steel Frame		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 3 PUMP HOUSE

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:

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1303 SW INNOVATION PKWY 02/10/2022 TMB
BUILDING #3



IMPROVEMENT COST SUMMARY

Building RCN: 72,730
Mkt Adj: 100 **Eco Adj:**
Building Value: 57,460
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 918,680
Cost Building: 187,773,740
Cost Total: 188,692,420
Income Value: 0
Market Value:
MRA Value:

FINAL VALUES

Value Method: PRIOR
Land Value: 918,680
Building Value: 39,802,590
Final Value: 40,721,270
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	Clis	RCN	% Gd	Value
1	406-Storage Warehouse	C	1.00	2021		01 / 01		1,440	156	15	3	3							72,730	79	57,460

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	818-Concrete, Tilt-up		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 4 MAINTENANCE BUILDING

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:

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1303 SW INNOVATION PKWY 02/10/2022 TMB
BUILDING #4



IMPROVEMENT COST SUMMARY

Building RCN: 186,960

Mkt Adj: 100 **Eco Adj:**

Building Value: 147,700

Other Improvement RCN: 53,780

Other Improvement Value: 20,440

CALCULATED VALUES

Cost Land: 918,680

Cost Building: 187,773,740

Cost Total: 188,692,420

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

Value Method: PRIOR

Land Value: 918,680

Building Value: 39,802,590

Final Value: 40,721,270

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	C	2.00	2021		01 / 01		2,400	200	17	3	3							186,960	79	147,700

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	W	2.00	1	2021			10		8	18 X 30	1.00	3	3					53,780	38	20,440

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	603-Forced Air Unit		100				
1	818-Concrete, Tilt-up		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8070-Canopy, Service Station Island	540					