

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-10-04-002.00-0

Quick Ref: R12608

Tax Year: 2024

Run Date: 4/29/2024 2:07:28 AM

OWNER NAME AND MAILING ADDRESS

POTWIN LOFTS LLC

301 S KANSAS AVE
TOPEKA, KS 66603

PROPERTY SITUS ADDRESS

1412 SW 5TH ST
Topeka, KS 66606

POTWIN LOFTS / POTWIN CHURCH

LAND BASED CLASSIFICATION SYSTEM

Function: 6610 Church / place of worship
Activity: 6600 Religious, social, cultural association
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building



Image Date: 01/17/2024

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units: 6
Zoning: PUD, M2, X1
Neighborhood: 310.0 310.0 - WEST CENTER ALLEY
Economic Adj. Factor:
Map / Routing: / CE-NA
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6, Alley - 7
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Minimum - 1
Parking Proximity: Near - 1
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/20/2023	4:20 PM	5	P	LEG		
12/29/2022	2:45 PM	VI	P	SRB	Angela Juarez	2
06/28/2022	9:15 AM	5	S	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
23-1471	750,000	Commercial Addition	04/19/2023	C	100
23-1472	1	Interior Remodel	04/19/2023	O	50
SRB	1	Interior Remodel	06/28/2022	O	0

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	33.730	326.270	360.000
Total	33.730	326.270	360.000

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	33.730	149.480	183.210
Total	33.730	149.480	183.210

TRACT DESCRIPTION

HORNE'S ADDITION, S36, T11, R15, Lot 138 +, ACRES 0.39, WASHBURN AVE WAS WEST ST LOTS 138- 140-142 144 HORNES ADD

PARCEL COMMENTS

GenLink: 089-097-36-0-10-04-003.00-0-, 089-097-36-0-10-07-005.00-0-; **Prop-NC:** RL13, SP13; **Prop-Com:** BP - SEC 2 MAY GET REMODEL TO APARTMENTS SOMETIME IN FUTURE 6/22 SLL; SP13 - COMBINE 3.00 INTO 2.00 8/12; RL13 - add patio & deck 7/18/2012; BP - deck & patio 100% 7/18/12; **App-Com:** CLERICAL-7156-2012-, PUPinf1-7309-2022-; **Val-Com:** 24FR Newer part of church in process of converting

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	16.863											5	20,000.00	2.00	2.00	2.00	33,730

Total Market Land Value 33,730

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 3500-Churches, synagogues, temples, mosques, etc

Bldg No. & Name: 1 POTWIN PRESBYTERIAN CHURCH

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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400 SW Washburn Ave

4/2021 DWM

IMPROVEMENT COST SUMMARY

Building RCN: 1,668,880

Mkt Adj: 100 Eco Adj:

Building Value: 133,510

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 33,730

Cost Building: 326,270

Cost Total: 360,000

Income Value: 460,800

Market Value:

MRA Value:

FINAL VALUES

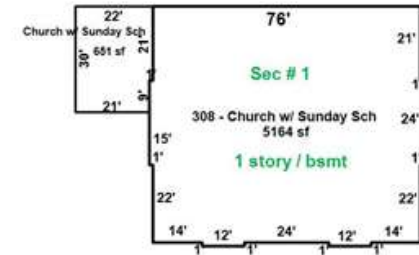
Value Method: COST

Land Value: 33,730

Building Value: 326,270

Final Value: 360,000

Prior Value:



BUILDING COMMENTS

Bldg-Com: AN - SECTION 1 HAS CHOIR LOFT - NO REAL ADDED VALUE. (SLOPE FOR SEATING) SLL

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	308-Church w/ Sunday School	C	2.00	1923		01 / 01		5,164	294	21	1.5	2							1,509,940	8	120,800
702	308-Church w/ Sunday School	C	2.00			1		5,164	294	10											
2	308-Church w/ Sunday School	C	2.00	1959		01 / 01		651	51	10	1.5	2							158,940	8	12,710
702	308-Church w/ Sunday School	C	2.00			1		651	51	10											

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		100				
1	805-Brick with Block Back-up		100				
1	8002-Porch, Open Slab	256					
1	8016-Deck, Wood with Roof	150					
	3611-Package Unit		100				
2	611-Package Unit		100				
2	805-Brick with Block Back-up		100				
	3611-Package Unit		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)

Bldg No. & Name: 2 POTWIN CHURCH LOFTS

Identical Units: 1 No. of Units: 6

Unit Type: WST- Water, Sewer, Trash

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 4 2

BR Type: 1 2

Baths: 1.0 1.0

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400 SW Washburn Ave

2/2024 LEG



IMPROVEMENT COST SUMMARY

Building RCN: 378,680

Mkt Adj: 100 Eco Adj:

Building Value: 192,760

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 33,730

Cost Building: 326,270

Cost Total: 360,000

Income Value: 460,800

Market Value:

MRA Value:

FINAL VALUES

Value Method: COST

Land Value: 33,730

Building Value: 326,270

Final Value: 360,000

Prior Value:

BUILDING COMMENTS

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	352-Multiple Res (Low Rise)	C	2.00	1959		01 / 02		2,744	210	10	3	3				011			319,870	45	143,940
2	352-Multiple Res (Low Rise)	C	2.00	2023		01 / 01		332	66	16	3	3				086			58,810	83	48,820

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		100				
1	805-Brick with Block Back-up		100				
2	611-Package Unit		100				
2	805-Brick with Block Back-up		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

