

SNCAMA Property Record Card

Parcel ID: 089-098-28-0-30-01-001.00-0

Quick Ref: R14934

Tax Year: 2024

Run Date: 5/2/2024 1:36:29 AM

OWNER NAME AND MAILING ADDRESS

SUNFLOWER DEVELOPMENT GROUP LL

1125 GRAND BLVD STE 202
KANSAS CITY, MO 64106

PROPERTY SITUS ADDRESS

5800 SW 6TH AVE
Topeka, KS 66606

TOWER BDG & PARKING

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b **Sfx:** 0
Activity: 2300 Office activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

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



Image Date: 09/22/2023

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Artery - 2
Location: Business Cluster - 3
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
09/21/2023	9:45 AM	VI	SC	DWM		
10/26/2022	2:15 PM	10	VI	DWM		
07/23/2021	10:30 AM	VI	R	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
12-0001		1 Demo Commercial Building	02/01/2012	C	100
08-0125		1 Demolition	06/02/2008	C	100
08-0126		1 Demo Commercial Building	06/02/2008	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
V	246.990	0	246.990
C	98.790	118.410	217.200
Total	345.780	118.410	464.190

2023 APPRAISED VALUE

Cls	Land	Building	Total
N	395.020	109.430	504.450
V	206.570	0	206.570
Total	601.590	109.430	711.020

TRACT DESCRIPTION

MENNINGER FOUNDATION, S28, T11, R15, BLOCK A, Lot 1, ACRES 7.84, S28, T11, R15, MENNINGER FOUNDATION, PART OF BLK A, LOT 1, DAF BEG NW COR OF SW 1/4, S 841.29' E 928.65' TO POB, TH E 188.52' ELY 108.31' E 211.54' ELY 71.33' W 555.34' W 631.41' N 63.85' NLY 131.85' N 436.09' TO PO...

PARCEL COMMENTS

GenLink: 089-098-28-0-30-01-001.13-0-, 089-098-28-0-30-01-001.02-0-, 089-098-28-0-30-01-002.00-0-; **Prop-NC:** Combination, Sale Price, Appraiser Note; **Prop-Com:** AN - SP TO 2.00 9/2023; AN - SP 1 & COMB INTO 1.13 6/2020; AN- LOCKED GATE, NO ACCESS. EST ALL 12/19 SRB; AN - LG 7/25/2019; AN - SP TO 1.020 6/2016; AN- SPLIT TO 1.130 5/12; CB- W/1.05 TO 1.10 6/07; SP- TO 1.01 6/07; AN- CONNECTING #21 & 24; AN- STRG BLDG UNDER WALKWAY; AN- CONNECTING #21 & 24; AN- #21 FACILITIES MANAGEMENT; **App-Com:** CLERICAL-7153-2012-, CLERICAL-12981-2016-, CLERICAL-18860-2020-, CLERICAL-26385-2023-; **Val-Com:** 2022 RL New sketch and corrected sf. Bldg 2 to 472; **Land-Ac/Sf:** ,

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	94.090				4	25	7					6	40,000.00	4.20	4.20	4.20	98.790
Sqft	3-Residual - 3	246.985				3	50	4				V	6	40,000.00	2.00	2.00	2.00	246.990

Total Market Land Value 345,780

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 TOWER BDG & PARKING

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: 11,840,990

Mkt Adj: 100 Eco Adj:

Building Value: 118,410

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 345,780

Cost Building: 118,410

Cost Total: 464,190

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

Value Method: COST

Land Value: 345,780

Building Value: 118,410

Final Value: 464,190

Prior Value:



BUILDING COMMENTS

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	3.00	1928		01 / 03		18,116	1,144	12	0.5	0							11,205,910	1	112,060
705	344-Office Building	C	3.00			1		8,548	552	10											
2	344-Office Building	C	3.00	1928		01 / 01		640	40	12	0.5	0							118,830	1	1,190
3	344-Office Building	C	3.00	1928		01 / 01		440	62	12	0.5	0							98,750	1	990
4	344-Office Building	C	3.00	1928		01 / 01		600	90	12	0.5	0							137,250	1	1,370
5	344-Office Building	C	3.00	1928		04 / 04		900	120	30	0.5	0							280,250	1	2,800

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC		100				
1	652-Freight Power #	1			05		
1	882-Stud -Brick Veneer		100				
1	8060-Canopy, Office-Bank Wood Fram	580					
2	649-No HVAC		100				
2	882-Stud -Brick Veneer		100				
3	649-No HVAC		100				
3	882-Stud -Brick Veneer		100				
4	649-No HVAC						
4	882-Stud -Brick Veneer		100				
5	649-No HVAC						
5	882-Stud -Brick Veneer		100				

OTHER BUILDING IMPROVEMENT COMPONENTS