

SNCAMA Property Record Card

Parcel ID: 089-098-33-0-10-01-002.00-0

Quick Ref: R14942

Tax Year: 2024

Run Date: 5/4/2024 12:45:49 AM

OWNER NAME AND MAILING ADDRESS

FLYWHEEL FAIRLAWN OWNER LLC

724 S PEARL ST
DENVER, CO 80209

PROPERTY SITUS ADDRESS

605 SW FAIRLAWN RD
Topeka, KS 66606

RAMADA

LAND BASED CLASSIFICATION SYSTEM

Function: 1331 Hotel / motel w/ **Sfx:** 0
Activity: 1200 Transient living
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building



Image Date: 01/17/2024

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 169
Zoning: C4
Neighborhood: 311.2 311.2 - FAIRLAWN CORR
Economic Adj. Factor:
Map / Routing: S08 / WE-C
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 305

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/20/2023	11:30 AM	6	P	LEG		
05/29/2020	3:20 PM	6	R	JGW	Mr. Grant - Caretaker	6
02/02/2016	10:40 AM	1	P	SLL	Bruce Armstrong	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-1173	1	Demo Commercial Building	03/01/2024	O	
SLL2024		Interior Remodel	06/15/2023	O	
14-0308	250,000	Interior Remodel	11/21/2014	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1,062,640	0	1,062,640
Total	1,062,640	0	1,062,640

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1,062,640	1,976,120	3,038,760
Total	1,062,640	1,976,120	3,038,760

TRACT DESCRIPTION

FAIRLAWN ACRES SUB , BLOCK C+ , BLKS C & D SECTION 33 TOWNSHIP 11 RANGE 15

PARCEL COMMENTS

Prop-NC: IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** BP - CONVERTED 50 ROOMS TO 22 APARTMENTS. (18) 1 BDRMS 1 BATH & (4)2 BDRMS 2 BATH
02/202/2016 SLL; AN- 197 ROOMS; **App-Com:** 0000001913-, 08-6046-EQ-stipulated to value, INF-1791-2009-, CLERICAL-2477-2009-, INF-3248-2010-, PUPinf1-1831-
2011-, INF-8020-2013-, INF-18261-2020-, 20-4953-EQ-, INF-19749-2021-; **Val-Com:** 24FR Removed all improvement value due to conditio

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	247.845				4	175	0					7	40,000.00	2.45	2.45	2.45	1,062,640

Total Market Land Value 1,062,640

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 1332-Hotel (full service)

Bldg No. & Name: 1 RAMADA

Identical Units: 1 No. of Units: 147

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units: 18 4

BR Type: 1 2

Baths: 1.0 2.0

IMPROVEMENT COST SUMMARY

Building RCN: 25,257,640

Mkt Adj: 100 Eco Adj:

Building Value: 0

Other Improvement RCN: 624,160

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,062,640

Cost Building: 0

Cost Total: 1,062,640

Income Value: 2,981,340

Market Value:

MRA Value:

FINAL VALUES

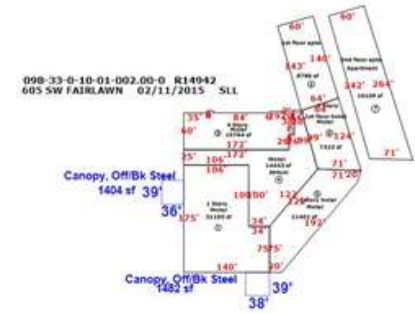
Value Method: COST

Land Value: 1,062,640

Building Value: 0

Final Value: 1,062,640

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	343-Motel	C	3.00	1968		01 / 01		21,100	315	15	3	3		0	FC	021		R	4,020,490	0	0
2	343-Motel	C	3.00	1968		01 / 02		7,323	124	9	3	3		0	FC	021		R	2,263,100	0	0
3	343-Motel	C	3.00	1981		01 / 04		10,764	246	10	3	3		0	FC	021		R	7,061,150	0	0
4	576-Atrium	C	3.00	1981		01 / 01		14,443	37	10	3	3		0	FC	021		R	4,751,460	0	0
5	343-Motel	C	3.00	1968		01 / 02		11,401	232	9	3	3		0	FC	021		R	3,524,280	0	0
6	300-Apartment	C	3.00	1968		01 / 01		8,786	343	9	3	3		0	FC	081	24,895	R	1,308,940	0	0
7	300-Apartment	C	3.00	1968		02 / 02		16,109	467	9	3	3		0	FC	081	0	R	2,328,230	0	0

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	1990			10		8		1.00	3	3		0	FC		589,760	0	0
2	163-Site Improvements	D	2.00	1	1980			10		8		1.00	3	3		0	FC		34,400	0	0

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	683-Wet Sprinklers		100				
1	882-Stud -Brick Veneer		100				
1	8061-Canopy, Office-Bank Steel Fram	1,404					
1	8061-Canopy, Office-Bank Steel Fram	1,482					
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	124,422					
2	6607014-Motel Pool, Residential Type	420					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
2	882-Stud -Brick Veneer		100				
3	612-Warmed and Cooled Air		100				
3	651-Passenger #	1			4		
3	683-Wet Sprinklers		100				
3	882-Stud -Brick Veneer		100				
4	612-Warmed and Cooled Air		100				
4	683-Wet Sprinklers		100				
4	846-Curtain-Glazed Atrium		100				
5	612-Warmed and Cooled Air		100				
5	683-Wet Sprinklers		100				
5	882-Stud -Brick Veneer		100				
6	612-Warmed and Cooled Air		100				
6	683-Wet Sprinklers		100				
6	882-Stud -Brick Veneer		100				
7	612-Warmed and Cooled Air		100				
7	683-Wet Sprinklers		100				
7	882-Stud -Brick Veneer		100				

