

SNCAMA Property Record Card

Parcel ID: 089-098-33-0-10-04-005.02-0

Quick Ref: R14994

Tax Year: 2024

Run Date: 5/6/2024 8:38:00 AM

OWNER NAME AND MAILING ADDRESS

NORTH STAR ASSOCIATES LLC

5315 SW 7TH ST
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

5315 SW 7TH ST
Topeka, KS 66606SYNERGY SYSTEMS (CONSULTING) JOY
BISHOP LBWA

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

Image Date: 06/08/2020

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: PUD, C4, OI1
Neighborhood: 311.2 311.2 - FAIRLAWN CORR
Economic Adj. Factor:
Map / Routing: RE8 / WE-C
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Business Cluster - 3
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 15

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/02/2020	9:45 AM	VI	R	DWM		
06/12/2015	12:50 PM	1	VI	DWM	Denise Johnson	6
02/17/2008	2:00 PM	9		DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0017	20,000	Interior Remodel	02/01/2006	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	50.650	133.950	184.600

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	50.650	133.950	184.600

Total	50.650	133.950	184.600	Total	50.650	133.950	184.600
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PARCEL COMMENTS

Prop-NC: IES10-Sent, IE10-NA Not Applicable, IES11-Sent, IES12-Sent; **Prop-Com:** SP- FRM 5.00 1/06; **Val-Com:** 2014 sec 2 053 to 082 no % 2010 e wing 80 % inc

TRACT DESCRIPTION

FAIRLAWN ACRES SUB , BLOCK B , Lot 6 + ,
BLK B W 15' LOT 6 ALL LOT 7 & BEG N W COR
LOT 1 BLK A FAIRLAWN ACRES #4 TH E 140.03'
S 35' W 140.03' N 35' TO POB SECTION 33
TOWNSHIP 11 RANGE 15

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	20.675											7	40,000.00	2.45	2.45	2.45	50,650

Total Market Land Value 50,650

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 SYNERGY SYSTEMS (CONSULTING) JOY BISHOP

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: 732,240

Mkt Adj: 100 Eco Adj:

Building Value: 153,770

Other Improvement RCN: 33,630

Other Improvement Value: 4,370

CALCULATED VALUES

Cost Land: 50,650

Cost Building: 158,140

Cost Total: 208,790

Income Value: 184,800

Market Value:

MRA Value:

FINAL VALUES

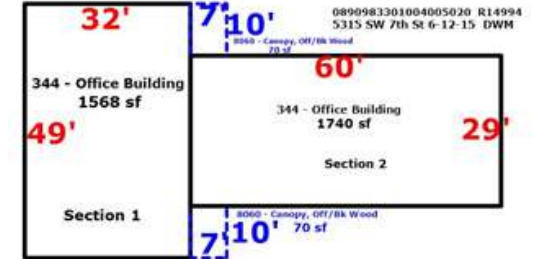
Value Method: PRIOR

Land Value: 50,650

Building Value: 133,950

Final Value: 184,600

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	D	2.33	1969		01 / 01		1,568	133	8	3	3				053			442,180	21	92,860
705	344-Office Building	D	2.33			1		1,040	107	8						082					
702	344-Office Building	D	2.33			1		528	55	8						084					
2	344-Office Building	D	2.33	1969		01 / 01		1,740	149	8	3	3				082	1,572		290,060	21	60,910

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	1995			10		8				1	2	2			29,810	13	3,870
2	163-Site Improvements	P	2.00	1	1969			10		8				1	2	2			3,820	13	500

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		100				
1	8060-Canopy, Office-Bank Wood Fram	70					
1	8060-Canopy, Office-Bank Wood Fram	70					
	3612-Warmed and Cooled Air		100				
	3612-Warmed and Cooled Air		100				
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	5,973		10			
2	8355-Paving, Concrete with Base	520					