

SNCAMA Property Record Card

Parcel ID: 089-104-18-0-40-07-003.00-0

Quick Ref: R18442

Tax Year: 2024

Run Date: 5/3/2024 10:37:41 PM

OWNER NAME AND MAILING ADDRESS

MSF N TOPEKA LLC

7978 COOPER CREEK BLVD STE 100
UNIVERSITY PARK, FL 34201-2141

PROPERTY SITUS ADDRESS

2240 NW TYLER ST
Topeka, KS 66608

BIG K-MART (VACANT 4/2018)

LAND BASED CLASSIFICATION SYSTEM

Function: 2128 Discount store **Sfx:** 0
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: C4, I1
Neighborhood: 301.0 301.0 - NORTH BEND AR
Economic Adj. Factor:
Map / Routing: S08 / NO-C-
Tax Unit Group: 007-007

TRACT DESCRIPTION

KAW VALLEY PLAZA SUB, S18, T11, R16,
BLOCK A, Lot 3 +, LT 3 & PT LT 5 BLK A KAW
VALLEY PLAZA SUB BEG SE COR SE1/4 TH N
1145', W 400' FOR POB TH S 125', E 10', S
510.83', W 472', N 70', W 175', N SECTION 18
TOWNSHIP 11 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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Image Date: 07/05/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 475

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/28/2022	2:50 PM	VI	H	SLL		
04/03/2018	11:50 AM	VI	VI	SLL		
06/24/2014	9:50 AM	1	R	SLL	Angela Rhea	6

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
09-0115	90,091	Exterior Alteration	10/01/2009	CN	
T0101	750	OB&Y	06/01/2006	C	
T0132	750	OB&Y	07/01/2005	C	

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	514.890	970.310	1,485,200

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	514.890	970.310	1,485,200

Total	514.890	970.310	1,485,200
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PARCEL COMMENTS

Prop-NC: IES10-Sent, IES11-Sent, IES12-Sent; **App-Com:** 0000002461-, 08-3416-EQ-stipulated to same, INF-11863-2016-, PUPinf1-5791-2017-, INF-15167-2018-, 18-400-PRSC-, 18-2699-EQSC-, INF-18450-2020-, 20-1987-EQSC-, INF-19686-2021-, INF-22882-2022-, 22-2785-EQSC-, INF-25159-2023-; **Val-Com:** 2020 Small Claims adjusted for rent loss and leasu

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
Soft	1-Primary Site - 1	358.185				0	125						2	50,000.00	1.15	1.15	1.15	514.890

Total Market Land Value 514,890

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2251-Discount store

Bldg No. & Name: 1 (VACANT 6/2022)

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: 8,321,610
Mkt Adj: 100 Eco Adj:
Building Value: 2,330,060
Other Improvement RCN: 820,100
Other Improvement Value: 152,120

CALCULATED VALUES

Cost Land: 514,890
Cost Building: 2,482,180
Cost Total: 2,997,070
Income Value: 1,485,200
Market Value:
MRA Value:

FINAL VALUES

Value Method: INCOME
Land Value: 514,890
Building Value: 970,310
Final Value: 1,485,200
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	319-Discount Store	C	1.67	1981		01 / 01		73,019	1,160	20	3	3				033			6,523,910	28	1,826,700
2	319-Discount Store	C	1.67	1981		01 / 01		15,210	518	20	3	3				033			1,483,210	28	415,300
3	319-Discount Store	C	1.67	1981		01 / 01		3,564	135	13	3	3				033			314,490	28	88,060

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	1981			10		8				1.00	2	3			770,030	18	138,600
2	163-Site Improvements	S	2.00	1	1981			10		8				1	3	3			7,610	55	4,180
3	163-Site Improvements	M	2.00	1	1981			10		8				1.00	3	3			42,470	22	9,340

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		100				
1	683-Wet Sprinklers		100				
1	812-Concrete Block		100				
1	8002-Porch, Open Slab	2,982					
1	8065-Canopy, Retail Wood Frame	658					
1	8065-Canopy, Retail Wood Frame	756					
1	8610-Loading Truckwell, Concrete	1,500					
2	611-Package Unit		100				
2	683-Wet Sprinklers		100				
2	812-Concrete Block		100				
2	8065-Canopy, Retail Wood Frame	64					
3	611-Package Unit		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	181,610		10			
2	6604001-Chain Link Fence, Galvanize	333			6		
3	6605067-Outdoor Floodlight, Incandes	26					
3	6605071-Outdoor Lighting Pole, Steel	24			10		

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