

SNCAMA Property Record Card

Parcel ID: 089-109-30-0-30-12-001.01-0

Quick Ref: R25105

Tax Year: 2024

Run Date: 4/29/2024 7:39:42 AM

OWNER NAME AND MAILING ADDRESS

RYDER TRUCK RENTAL INC

PO BOX 25719
MIAMI, FL 33102-5719

PROPERTY SITUS ADDRESS

631 SW 1ST ST
Topeka, KS 66603
631 SW 1ST ST
RYDER TRUCK RENTAL

LAND BASED CLASSIFICATION SYSTEM

Function: 2175 Service garage **Sfx:** 0
Activity: 2120 Service-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: I1
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: N08 / CE-DPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

S30, T11, R16, ACRES 0.63, POB SE COR 1ST & POLK, SE 120(S), ALG ST, SWLY 35(S), NWLY 30, SWLY 160(S), NWLY 90(S), NELY 195(S) TO POB & SW 1ST ST LOTS 45 & 47

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	25.946											5	20,000.00	2.00	2.00	2.00	51.890

Total Market Land Value 51,890



Image Date: 05/06/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Secondary Strip - 5
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 5

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/12/2021	2:35 PM	1	R	TMB	Craig - Employee	6
06/16/2020	4:00 PM	10	SC	TMB		
12/12/2017	3:00 PM	1	P	TMB	Brian	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
17-1353	74,430	Interior Remodel	03/16/2017	C	
T0663	14,000	Porch Addition (OFP/SFP/EFP)	01/31/1996	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	51.890	266.810	318.700

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	51.890	258.510	310.400

Total	51.890	266.810	318.700	Total	51.890	258.510	310.400
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PARCEL COMMENTS

GenLink: 089-109-30-0-30-12-001.00-0-, 089-109-30-0-30-12-002.00-0-, 089-109-30-0-30-11-009.00-0-, 089-109-30-0-30-11-008.00-0-, 089-109-30-0-30-12-001.00-0-;
Prop-NC: IE22-Received, IE21-Received, IE19-Received, IE18-Received, IE17-Received, IES10-Sent, IES11-Sent, IE11-Received, IE12-Received, IES12-Sent, IE13-Received, IE14-Received; **Prop-Com:** AN - COMB 1 INTO 1.10 PER APPR REQ (SRB) 6/2020; AN - LAYING CERAMIC TILE FLR THRU OUT OFFICE & REMODELING CONF ROOM 12/2017;; **App-Com:** PUPinf1-7594-2023-; **Val-Com:** relisted 2022. Combine R25104 into R25105 6/2020 T

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2280-Automobile repair and service structures

Bldg No. & Name: 1 RYDER TRUCK RENTAL

Identical Units: 1 No. of Units: 4

Unit Type: Bays

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

IMPROVEMENT COST SUMMARY

Building RCN: 1,167,660

Mkt Adj: 100 Eco Adj:

Building Value: 537,120

Other Improvement RCN: 62,840

Other Improvement Value: 20,290

CALCULATED VALUES

Cost Land: 51,890

Cost Building: 557,410

Cost Total: 609,300

Income Value: 318,700

Market Value:

MRA Value:

FINAL VALUES

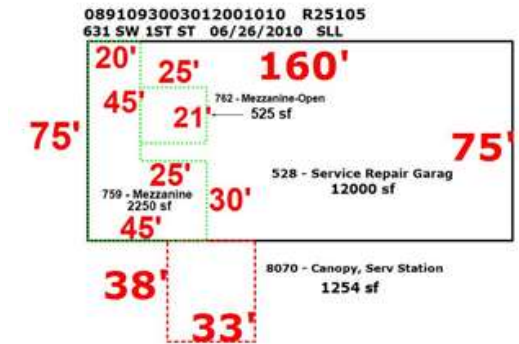
Value Method: INCOME

Land Value: 51,890

Building Value: 266,810

Final Value: 318,700

Prior Value:



BUILDING COMMENTS

Sect-Info: enclosure 1 = 2250 sqft, perimeter = 100, use = 082, wall height = 8, heat = 612; enclosure 2 = 525 sqft, perimeter = 71, use = 084, wall height = 8, heat = 612; **Comp-Com:** perimeter = 100, use = 082, wall height = 8, heat = 612; **Comp-Com:** perimeter = 0, use = 084, wall height = 8, heat = 649

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	528-Service Repair Garage	C	1.67	1944		01 / 01		12,000	470	16	3	3				047XL			1,167,660	46	537,120

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	M	2.00	1	1990			10		8			1	3	3				4,040	22	890
2	163-Site Improvements	P	2.00	1	1995			10		8			1.00	3	3				58,800	33	19,400

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air	2,250					
1	616-Ind Thu-Wall Heat Pump	525					
1	621-Radiant Space Heaters	9,750					
1	759-Mezzanines	2,250					
1	762-Mezzanines-Open	525					
1	812-Concrete Block		100				
1	8070-Canopy, Service Station Island	1,254				2.00	

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6605064-Outdoor Floodlight, Mercury \	1					
1	6605071-Outdoor Lighting Pole, Steel	24			1		
2	8355-Paving, Concrete with Base	8,000					