

SNCAMA Property Record Card

Parcel ID: 089-109-30-0-30-12-002.00-0

Quick Ref: R25106

Tax Year: 2024

Run Date: 5/8/2024 6:18:41 AM

OWNER NAME AND MAILING ADDRESS

RYDER TRUCK RENTAL INC

PO BOX 25719
MIAMI, FL 33102-5719

PROPERTY SITUS ADDRESS

600 SW 2ND ST
Topeka, KS 66603

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: RE9 / CE-DPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN , Lot 14 + , LTS 14 THRU 36
(EVEN NUM LTS) POLK ST & ADJ TR ALL DAF,
POB NE COR 2ND & POLK, NELY 290(S) ALG
ST, SELY 1 20(S), NE 8(S), SELY 124(S), SWLY 3
SECTION 30 TOWNSHIP 11 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/12/2021	2:35 PM	1	R	TMB	Craig	5
08/29/2017	10:40 AM	1	R	TMB	Brian	5
06/29/2010	11:40 AM	1	R	SLL	Shawn Francis	6

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
96000	1	OB&Y	10/01/1996	C	100
89012	1	Demolition	10/01/1989	C	100

Image Date: 05/06/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Business Cluster - 3
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 50

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	145.590	120.850	266.440

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	145.590	109.160	254.750

Total	145.590	120.850	266.440	Total	145.590	109.160	254.750
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PARCEL COMMENTS

GenLink: 089-109-30-0-30-12-001.01-0-; **Prop-NC:** IE22-Received, IE21-Received, IE19-Received, IE17-Received, IES10-Sent, IE10-Received, IES11-Sent, IE11-Received, IE12-Received, IES12-Sent, IE13-Received, IE14-Received; **Prop-Com:** PT- - 0V 7/02; PKG RYDER TRK & LEASED TRK PKG; **App-Com:** PUPinf1-7596-2023-

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	72.796											5	20,000.00	2.00	2.00	2.00	145,590

Total Market Land Value 145,590

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2273-Car wash (manual)

Bldg No. & Name: 1 RYDER TRUCK RENTAL

Identical Units: 1 No. of Units: 1

Unit Type: Bays

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

0891093003012002000 R25106
600 SW 2ND ST 06/29/2010 SLL

IMPROVEMENT COST SUMMARY

CALCULATED VALUES

FINAL VALUES

Building RCN:	257,670	Cost Land:	145,590	Value Method:	COST
Mkt Adj: 100	Eco Adj:	Cost Building:	120,850	Land Value:	145,590
Building Value:	48,960	Cost Total:	266,440	Building Value:	120,850
Other Improvement RCN:	357,490	Income Value:	0	Final Value:	266,440
Other Improvement Value:	71,890	Market Value:		Prior Value:	
		MRA 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	434-Car Wash - Self Serve	C	1.67	1979		01 / 01		2,850	151	20	3	2				074			257,670	19	48,960

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	1989			10		8			1	2	3				333,530	18	60,040
2	163-Site Improvements	S	2.00	1	1995			10		8	930 X 6	1.00	3	3					19,920	55	10,960
3	163-Site Improvements	M	2.00	1	1995			10		8			1	3	3				4,040	22	890

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	621-Radiant Space Heaters		100				
1	812-Concrete Block		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	66,840		10			
2	6604001-Chain Link Fence, Galvanizer	930			6		
3	6605064-Outdoor Floodlight, Mercury \	1					
3	6605071-Outdoor Lighting Pole, Steel	24			1		