

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-01-004.00-0

Quick Ref: R25339

Tax Year: 2024

Run Date: 5/2/2024 3:39:41 PM

OWNER NAME AND MAILING ADDRESS

TEAM KANSAS INC

3200 SW HUNTOON ST
TOPEKA, KS 66604-1606

PROPERTY SITUS ADDRESS

S KANSAS AVE
Topeka, KS 66603

OIC/FACTORY MOTOR PARTS CO

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist **Sfx:** 0
Activity: 5210 Vehicular parking, storage, et
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: S08 / CE-NA
Tax Unit Group: 001-001

TRACT DESCRIPTION

KEYWAY SUB, S31, T11, R16, BLOCK F, Lot 8,
ACRES 0.23, KEYWAY SUB, BLOCK F, PT OF LT
8 & VAC ALLEY ADJ TO LOT 8, LESS THE S 8',
LESS KDOT ROW ON KANSAS AVE IN KEY
WAY SUB

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	10.059				0	150						5	20,000.00	2.00	2.00	2.00	30,180

Total Market Land Value	30,180
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
02/06/2024	5:00 PM	10	SC	TMB		
12/19/2023	4:05 PM	VI	VI	TMB		
06/23/2017	11:15 AM	VI	R	TMB	Jeff	2

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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Image Date: 12/27/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Major Strip or CBD - 1
Location: Central Business District - 1
Parking Type: On Street - 2
Parking Quantity: Minimum - 1
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	30.180	14.820	45,000

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	144.490	361.210	505.700

Total	30.180	14.820	45,000	Total	144.490	361.210	505.700
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PARCEL COMMENTS

GenLink: 089-109-31-0-10-01-004.01-0-; **Prop-NC:** IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** AN - SP 4.00 TO 4.01 & ALSO SP 4.00 FOR ROW 12/2023; CB-PR 3 INTO PRCL 4 9/02; **Val-Com:** sc 2024

COMMENTS

IMPROVEMENT COST SUMMARY

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Other Improvement RCN:	44,910
Eco Adj:	100
Other Improvement Value:	14,820

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	0.00
Total Ag Acres:	0.00
Total Ag Use Value:	0
Total Ag Mkt Value:	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					44,910	33	14,820

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	9,000					