

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-08-003.00-0

Quick Ref: R25427

Tax Year: 2024

Run Date: 5/7/2024 5:19:37 PM

OWNER NAME AND MAILING ADDRESS

LINDEMUTH INC

PO BOX 67028
TOPEKA, KS 66667-0028

PROPERTY SITUS ADDRESS

235 S KANSAS AVE
Topeka, KS 66603

KVC BEHAVIORAL HEALTHCARE Moved out 6-19

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

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: I1
Neighborhood: 306.0 306.0 - DOWNTOWN SOL
Economic Adj. Factor:
Map / Routing: S08 / CE-DPLUS
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 41 +, LOTS 41-43-45-47-49-51-53-55-57-59- 61-63-65-67-69 & 71 LESS N 4' OF LOT 41 ON KANSAS AVE SECTION 31 TOWNSHIP 11 RANGE 16

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	59.378				5	50						3	10,000.00	10.00	10.00	10.00	296.890

Total Market Land Value 296,890



Image Date: 12/29/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Major Strip or CBD - 1
Location: Perimeter Central Business District
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 177

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/27/2023	11:55 AM	VI	P	DWM		
11/21/2022	12:10 PM	11	P	DWM		
01/10/2022	9:00 AM	IX	P	DWM	Dale Banker	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
DWM19	1	Interior Remodel	04/25/2018	O	30
13-0060	250,000	Interior Remodel	06/03/2013	C	100
T0020	45,000	Interior Remodel	02/03/2003	C	

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	296.890	915.530	1,212.420

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	296.890	1,298.630	1,595.520

Total	296.890	915.530	1,212.420	Total	296.890	1,298.630	1,595.520
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PARCEL COMMENTS

Prop-NC: IES10-Sent; **Prop-Com:** AN- SS1 BSMT ONLY 7/07; **App-Com:** 0000003286-, 08-2758-EQSC-, CLERICAL-375-2008-, INF-1613-2009-, 09-6897-EQ-, INF-3569-2010-, 10-6071-EQSC-, 10-8559-EQ-, INF-5493-2011-, 11-4635-EQSC-, 11-7755-EQ-, INF-8179-2013-, 13-3506-EQSC-, 13-5839-EQSC-, INF-9274-2014-, 14-4544-EQSC-, INF-10239-2015-, INF-12572-2016-, INF-15304-2018-, INF-19862-2021-; **Val-Com:** 20k cap exp 120% occ 80% TI deduction. 2024 IC C t

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 KVC BEHAVIORAL HEALTHCARE Moved out 6-

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: 15,334,910

Mkt Adj: 100 Eco Adj:

Building Value: 1,917,350

Other Improvement RCN: 226,340

Other Improvement Value: 30,940

CALCULATED VALUES

Cost Land: 296,890

Cost Building: 1,948,290

Cost Total: 2,245,180

Income Value: 1,212,420

Market Value:

MRA Value:

FINAL VALUES

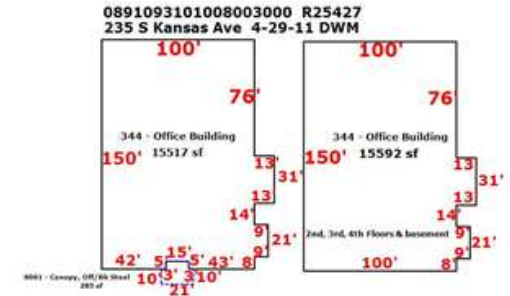
Value Method: INCOME

Land Value: 296,890

Building Value: 915,530

Final Value: 1,212,420

Prior Value:



BUILDING COMMENTS

Comp-Com: 10x21+5x15 front entry

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	B	2.33	1930		01 / 01		15,517	554	13	2	3				053	13,225		4,046,540	11	445,120
2	344-Office Building	B	2.33	1930		02 / 02		15,592	544	10	2	2				053	14,617		3,121,830	10	312,180
3	344-Office Building	B	2.33	1930		03 / 03		15,592	544	10	2	2				053	14,617		5,044,710	10	504,470
702	344-Office Building	B	2.33			1		13,389	467	9						084	13,389				
703	344-Office Building	B	2.00			1		2,203	77	9						086	0				
4	344-Office Building	B	2.33	1930		04 / 04		15,592	544	10	3	3				053	14,617		3,121,830	21	655,580

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	1988			10		8				1.00	2	2			209,580	13	27,250
2	163-Site Improvements	M	2.00	1	1988			10		8				1.00	3	3			16,760	22	3,690

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	2			5		
1	652-Freight Power #	1			5		
1	882-Stud -Brick Veneer		100				
1	8061-Canopy, Office-Bank Steel Frame	285					
1	8615-Loading Dock, Concrete	1,284					
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				
3	612-Warmed and Cooled Air		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	42,000					
2	6605064-Outdoor Floodlight, Mercury \	6					
2	6605071-Outdoor Lighting Pole, Steel	24			3		

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Sec	Code	Units	Pct	Size	Other	Rank	Year
3	882-Stud -Brick Veneer		100				
	3612-Warmed and Cooled Air		100				
	3683-Wet Sprinklers		100				
	3612-Warmed and Cooled Air		100				
	3683-Wet Sprinklers		100				
4	612-Warmed and Cooled Air		100				
4	882-Stud -Brick Veneer		100				

