

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-09-001.00-0

Quick Ref: R25428

Tax Year: 2024

Run Date: 5/8/2024 7:28:13 PM

OWNER NAME AND MAILING ADDRESS

HCFN TITLE HOLDING CORPORATION

3801 TOPPING AVE
KANSAS CITY, MO 64129

PROPERTY SITUS ADDRESS

215 SE QUINCY ST
Topeka, KS 66603

HARVESTERS

LAND BASED CLASSIFICATION SYSTEM

Function: 3640 Warehouse-offi **Sfx:** 0
Activity: 3120 Primarily goods storage or ha
Ownership: 6200 Nonprofit philanthropic
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Living Units:
Zoning: I1
Neighborhood:306.0 306.0 - DOWNTOWN SOL
Economic Adj. Factor:
Map / Routing: RE8 / CE-BPLUS
Tax Unit Group: 001-001



Image Date: 02/13/2018

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Street - 3
Location: Perimeter Central Business District
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 25

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/11/2018	2:35 PM	1	P	TMB	Jerry Parrish	5
02/08/2018	10:20 AM	11	P	DWM	Jerry Parrish	5
10/03/2017	2:00 PM	1	S	TMB	Jerry Parrish	5

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
18-2364	22,750	Interior Remodel	05/11/2018	C	100
18-8627	19,312	Interior Remodel	02/20/2018	C	100
17-2225	2,083,803	Interior Remodel	11/15/2017	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
E	181.320	2,393.880	2,575.200
Total	181.320	2,393.880	2,575.200

2023 APPRAISED VALUE

Cls	Land	Building	Total
E	181.320	2,370.180	2,551.500
Total	181.320	2,370.180	2,551.500

PARCEL COMMENTS

GenLink: 089-109-32-0-20-15-001.00-0-; **Prop-NC:** IE21-Received, IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** BP - PERMIT WAS FOR ELEVATOR PUT IN STAIR -LIFT INSTEAD. WAS COMP AS OF LAST INSP ON 10/11/2019=PERMIT HAD BEEN KEYED/ADDED AT THAT TIME. CLOSE OUT 12/12/2019 TMB; AN- EXEMPT PER SBTA DO#92-354TX; JERRY PARRISH 03/10/2011 11:30 BP = AWNING OVER FRONT DOOR TMB;; **Val-Com:** New const 100% 1/1/2019. TMB No value chg thru per

TRACT DESCRIPTION

KEYWAY SUB, S31, T11, R16, BLOCK N, Lot 2 +, LOTS 2,3,4,5 & 6 BLK N KEYWAY SUB & LOTS 45,47,49,51 & 53 ORIGINAL TOWN SUB 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	60,440				5	30						3	10,000.00	10.00	10.00	10.00	181.320

Total Market Land Value 181,320

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2730-Warehouse structure

Bldg No. & Name: 1 HARVESTERS

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:

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215 SE QUINCY ST 01/03/2011 TMB

IMPROVEMENT COST SUMMARY

Building RCN: 4,492,530

Mkt Adj: 100 Eco Adj:

Building Value: 3,305,280

Other Improvement RCN: 71,160

Other Improvement Value: 23,480

CALCULATED VALUES

Cost Land: 181,320

Cost Building: 3,328,760

Cost Total: 3,510,080

Income Value: 2,575,200

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 181,320

Building Value: 2,393,880

Final Value: 2,575,200

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	344-Office Building	C	2.33	1966		01 / 02		2,232	103	10	5	4				045NS			763,220	63	480,830
2	406-Storage Warehouse	C	2.33	1966		01 / 01		18,973	529	20	5	4				045NS			1,836,330	75	1,377,250
3	406-Storage Warehouse	C	2.33	1976		01 / 01		3,062	136	20	5	4				045NS			307,120	75	230,340
4	406-Storage Warehouse	C	2.33	1976		01 / 01		2,160	132	18	5	4				045NS			212,190	75	159,140
5	406-Storage Warehouse	S	2.33	1994		01 / 01		15,390	498	12	5	4				045NS			1,218,730	77	938,430
6	406-Storage Warehouse	S	2.33	1994		01 / 01		1,702	60	12	5	4				045NS			154,930	77	119,290

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	1974			10		8			1	3	3				71,160	33	23,480

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	683-Wet Sprinklers		100				
1	805-Brick with Block Back-up		70				
1	812-Concrete Block		30				
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers		100				
2	805-Brick with Block Back-up		14				
2	812-Concrete Block		86				
2	8610-Loading Truckwell, Concrete	3,599					
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	14,260					

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Sec	Code	Units	Pct	Size	Other	Rank	Year
3	683-Wet Sprinklers		100				
3	812-Concrete Block		100				
4	606-Space Heater		100				
4	683-Wet Sprinklers		100				
4	812-Concrete Block		100				
4	6512063-Dock Leveler, Shipping Dock	2			2		
5	625-Refrigerated Cooling, Pack		100				
5	683-Wet Sprinklers		100				
5	861-PE.-Cold Storage Metal Sandwich		100				
6	612-Warmed and Cooled Air		100				
6	683-Wet Sprinklers		100				
6	916-Single -Metal on Steel Frame		100				
6	6512063-Dock Leveler, Shipping Dock	2			2		

