

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-23-010.00-0

Quick Ref: R25557

Tax Year: 2024

Run Date: 5/19/2024 5:10:44 PM

OWNER NAME AND MAILING ADDRESS

KANSAS HOUSING RESOURCES CORPO

611 S KANSAS AVE STE 300
TOPEKA, KS 66603

PROPERTY SITUS ADDRESS

200 SW 6TH AVE
Topeka, KS 66603

VACANT 6/2018

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: C5
Neighborhood: 306.0 306.0 - DOWNTOWN SOL
Economic Adj. Factor:
Map / Routing: / CE-B
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN , Lot 62 + , SIXTH AVE EAST
62,64,66,68,70,72 SECTION 31 TOWNSHIP 11
RANGE 16

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: Central Business District - 1
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 30

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/27/2023	10:45 AM	11	S	DWM		
12/29/2022	10:30 AM	VI	P	DWM		
12/01/2022	10:40 AM	11	P	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
DWM25	1	Interior Remodel	04/17/2024	O	
DWM23	1	Parking Lot	12/01/2022	CN	100
T0678	101,626	Interior Remodel	08/01/1997	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	156.000	1,303.300	1,459.300
Total	156.000	1,303.300	1,459.300

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	156.000	1,173.200	1,329.200
Total	156.000	1,173.200	1,329.200

PARCEL COMMENTS

GenLink: 089-109-31-0-10-23-011.00-0-; **GenCom:** 970:0021093101023010000; **Prop-NC:** IES10-Sent, IE10-NA Not Applicable, IES11-Sent, IES12-Sent; **Prop-Com:** AN- STATE ASSESSED TO CU 8-07; PT- 23-010.000; 23-011.000; **Val-Com:** 20k cap OCC 90% 2024 IC B- to B, Bsmt +3612; 2022

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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	19.500				5	80						3	10,000.00	10.00	10.00	10.00	156.000

Total Market Land Value 156,000

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-10-23-010.00-0

Quick Ref: R25557

Tax Year: 2024

Run Date: 5/19/2024 5:10:44 PM

GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 VACANT 6/2018

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: 4,137,560

Mkt Adj: 100 Eco Adj:

Building Value: 1,158,510

Other Improvement RCN: 101,450

Other Improvement Value: 73,110

CALCULATED VALUES

Cost Land: 156,000

Cost Building: 1,231,620

Cost Total: 1,387,620

Income Value: 1,459,300

Market Value:

MRA Value:

FINAL VALUES

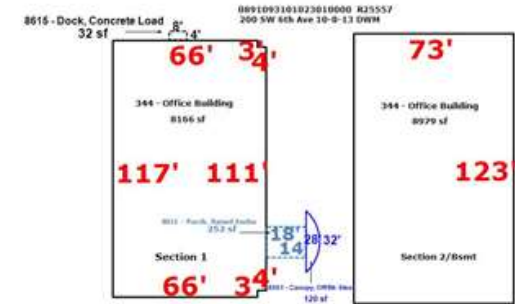
Value Method: INCOME

Land Value: 156,000

Building Value: 1,303,300

Final Value: 1,459,300

Prior Value:



BUILDING COMMENTS

Comp-Com: front entry; Comp-Com: entry canopy; Oth-Info: *MVP*

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	3.00	1988		01 / 01		8,166	374	12	3	3				053			2,335,110	28	653,830
702	344-Office Building	C	3.00			1		8,979	392	8						084					
2	344-Office Building	C	3.00	1988		02 / 02		8,979	392	12	3	3				053			1,802,450	28	504,680

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	2022			10		8		1.00	3	3					87,830	79	69,390
2	133-Prefabricated Storage Shed	D	3.00	1	1988			160		8		1	3	3					5,530	35	1,940
3	163-Site Improvements	M	2.00	1	1988			10		8		1.00	3	3					8,080	22	1,780

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			3		
1	882-Stud -Brick Veneer		100				
1	8011-Porch, Raised Enclosed, Solid W	252					
1	8061-Canopy, Office-Bank Steel Fram	120					
1	8615-Loading Dock, Concrete	32					
	3612-Warmed and Cooled Air	100					
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	11,950					
3	6605064-Outdoor Floodlight, Mercury \	2					
3	6605071-Outdoor Lighting Pole, Steel	24			2		