

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-16-012.00-0

Quick Ref: R25890

Tax Year: 2024

Run Date: 5/20/2024 3:39:12 PM

OWNER NAME AND MAILING ADDRESS

AUTOS INC

930 SW 6TH AVE
TOPEKA, KS 66606-1402

PROPERTY SITUS ADDRESS

930 SW 6TH AVE
Topeka, KS 66606

AUTOS INC.

LAND BASED CLASSIFICATION SYSTEM

Function: 2118 Car lot / used ca **Sfx:** 0
Activity: 2100 Shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: C4
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-D
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 110 +, 6TH
AVE WEST LOTS 110-112-114-116-118-120 LESS
PARCEL 22-BLDGSON LEASED LAND SECTION
31 TOWNSHIP 11 RANGE 16



Image Date: 01/06/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Secondary Strip - 5
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 50

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/11/2022	1:15 PM	VI	R	SLL		
06/27/2017	9:25 AM	VI	R	SLL	Charles Patterson	6
07/15/2010	10:03 AM	1	R	SLL	Charles Patterson	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
C	67.500	26.300	93.800
Total	67.500	26.300	93.800

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	67.500	24.400	91.900
Total	67.500	24.400	91.900

PARCEL COMMENTS

GenLink: 089-109-31-0-20-16-011.00-0-; **Prop-NC:** IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** AN- 6TH & FILLMORE; **App-Com:** INF-14849-2018-; **Val-Com:** Last sold \$70K in 1997. Adj sale of subj to 1/1/2

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	22.500				7	150	0					5	20,000.00	2.00	2.00	2.00	67,500

Total Market Land Value 67,500

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2230-Standalone store or shop building

Bldg No. & Name: 1 AUTOS INC.

Identical Units: 1 No. of Units: 5

Unit Type: Bays

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

IMPROVEMENT COST SUMMARY

Building RCN: 208,880

Mkt Adj: 100 Eco Adj:

Building Value: 39,690

Other Improvement RCN: 74,850

Other Improvement Value: 9,730

CALCULATED VALUES

Cost Land: 67,500

Cost Building: 49,420

Cost Total: 116,920

Income Value: 93,800

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 67,500

Building Value: 26,300

Final Value: 93,800

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	528-Service Repair Garage	D	1.00	1948		01 / 01		780	86	10	3	2				047M			60,560	19	11,510
2	528-Service Repair Garage	D	1.00	1948		01 / 01		1,846	142	10	3	2				047M			100,110	19	19,020
3	528-Service Repair Garage	D	1.00	1948		01 / 01		719	91	12	3	2				047M			48,220	19	9,160

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	1960			10		8				1	2	2			74,850	13	9,730

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	887-Stud -Hardboard Siding		100				
2	606-Space Heater		100				
2	887-Stud -Hardboard Siding		100				
3	606-Space Heater		100				
3	887-Stud -Hardboard Siding		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	15,000		10			