

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-30-07-005.00-0

Quick Ref: R26230

Tax Year: 2024

Run Date: 5/5/2024 10:16:34 AM

OWNER NAME AND MAILING ADDRESS

NARWHAL HOLDINGS LLC

3321 SW WESTOVER RD
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

420 SW 9TH ST
Topeka, KS 66612

THE BEACON

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: D1
Neighborhood: 306.0 306.0 - DOWNTOWN SOL
Economic Adj. Factor:
Map / Routing: S08 / CE-CPlus
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 278 +,
TOPEKA AVE LOTS 278-280-282-284-286-288 &
W 1/2 VAC ALLEY ADJ TO SD LOTS SECTION
31 TOWNSHIP 11 RANGE 16



Image Date: 07/05/2022

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: 13

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/14/2022	2:45 PM	VI	P	DWM	Chris Stemler	1
12/27/2021	3:15 PM	IX	P	DWM	Nick	1
11/08/2021	11:00 AM	11	P	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
21-2290	1,200,000	Interior Remodel	08/04/2021	C	100
91	1	OB&Y	02/02/1987	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	262.300	1,743.400	2,005.700

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	262.300	1,714.900	1,977.200

Total	262.300	1,743.400	2,005.700	Total	262.300	1,714.900	1,977.200
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PARCEL COMMENTS

Prop-NC: IES10-Sent; **Prop-Com:** AN- EXEMPT PER DO.#92-1051-TX; 05- COMB VAC ALLEY W/5.000 1/05; EX- 05-8324-TX 2/1/06; **App-Com:** PUPinf1-6904-2020-;
Val-Com: 20k Applied for NRP 2023 IC D+ to C+ Sec 1 NLA 29,

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	23.845				9	110						3	10,000.00	10.00	10.00	10.00	262.300

Total Market Land Value 262,300

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GENERAL BUILDING INFORMATION

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

Bldg No. & Name: 1 THE BEACON

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: 6,677,600

Mkt Adj: 100 Eco Adj:

Building Value: 2,246,610

Other Improvement RCN: 32,020

Other Improvement Value: 9,880

CALCULATED VALUES

Cost Land: 262,300

Cost Building: 2,256,490

Cost Total: 2,518,790

Income Value: 2,005,700

Market Value:

MRA Value:

FINAL VALUES

Value Method: INCOME

Land Value: 262,300

Building Value: 1,743,400

Final Value: 2,005,700

Prior Value:



BUILDING COMMENTS

Comp-Com: 23x14 west end; Comp-Com: East end 17x45; Comp-Com: West end 14x36+10x7; Oth-Info: *MVP*; Oth-Com: 62x7; Oth-Com: 138x3

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	1924		01 / 01		3,740	178	16	4	3				053	29,240		1,494,890	38	568,060
702	344-Office Building	C	3.00			1		3,740	271	10						082	3,740				
703	344-Office Building	C	3.00			1		1,140	137	10						086	0				
703	344-Office Building	C	3.00			1		234	62	6						086	0				
2	344-Office Building	C	3.00	1924		01 / 01		6,441	230	14	4	3				053	0		1,391,380	38	528,720
3	344-Office Building	C	3.00	1924		02 / 02		10,181	408	12	4	3				053	0		2,080,280	38	790,510
4	344-Office Building	C	3.00	1924		03 / 03		704	76	10	3	3				053	0		164,810	21	34,610
5	344-Office Building	C	3.00	1924		03 / 03		6,441	340	14	3	3				053	0		1,546,240	21	324,710

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	1950			10		8				1.00	3	3			17,330	33	5,720
2	163-Site Improvements	S	2.00	1	2010			10		8				1.00	3	3			1,640	59	970
3	163-Site Improvements	M	2.00	1	1924			10		8				1	3	3			10,520	22	2,310
4	133-Prefabricated Storage Shed	D	3.00	1	1924			75	25	8	15 X 5			1.00	3	3			2,530	35	880

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			4		
1	683-Wet Sprinklers		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	2,000		10			
1	8355-Paving, Concrete with Base	1,000					

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Sec	Code	Units	Pct	Size	Other	Rank	Year				
1	882-Stud -Brick Veneer		100					2	6604001-Chain Link Fence, Galvanizer	72	6
1	8011-Porch, Raised Enclosed, Solid W	60						3	8277-Concrete Bulkhead Wall, 12 in. th	414	
1	8061-Canopy, Office-Bank Steel Frame	369									
1	8800-Fireplace, One Story, One Flue	1				1.00					
	3612-Warmed and Cooled Air		100								
2	612-Warmed and Cooled Air		100								
2	683-Wet Sprinklers		100								
2	761-Mezzanines-Office	322									
2	882-Stud -Brick Veneer		100								
3	612-Warmed and Cooled Air		100								
3	683-Wet Sprinklers		100								
3	882-Stud -Brick Veneer		100								
4	612-Warmed and Cooled Air		100								
4	683-Wet Sprinklers		100								
4	882-Stud -Brick Veneer		100								
5	612-Warmed and Cooled Air		100								
5	683-Wet Sprinklers		100								
5	761-Mezzanines-Office	765									
5	761-Mezzanines-Office	646									
5	882-Stud -Brick Veneer		100								

