

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-40-16-005.00-0

Quick Ref: R26503

Tax Year: 2024

Run Date: 4/29/2024 5:04:05 PM

OWNER NAME AND MAILING ADDRESS

LA FEMME LEGACIES LLC

6025 SW WANAMAKER RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

914 SE MADISON ST
Topeka, KS 66607

VACANT HOTEL

LAND BASED CLASSIFICATION SYSTEM

Function: 1332 Hotel high-rise (**Sfx:** 0
Activity: 1200 Transient living
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units: 202
Zoning: C4
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-E
Tax Unit Group: 001-001

TRACT DESCRIPTION

HOLLIDAY SUB, S31, T11, R16, Lot 299 +,
JEFFERSON ST LTS S 21.5 FT LT 299 ALL 301
THRU 311 (ODD LTS) & ADJ 1/2 VAC ALLEY TO
W & S MADISON ST LTS 298 THRU 312 (EVEN
LOTS) & ADJ 1/2 SECTION 31 TOWNSHIP 11
RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

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	89.743				9	125						5	20,000.00	2.00	2.00	2.00	224.360

Total Market Land Value 224,360



Image Date: 10/10/2022

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: 130

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/29/2022	2:00 PM	VI	R	SLL		
07/12/2017	1:00 PM	VI	R	SLL		
06/29/2010	9:50 AM	6	R	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0399	4,200	Interior Remodel	05/01/1998	C	100
T0261	2,990	Exterior Alteration	06/01/1995	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	224.360	0	224.360
Total	224.360	0	224.360

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	224.360	0	224.360
Total	224.360	0	224.360

PARCEL COMMENTS

GenCom: 970:0031093104016005000; **Prop-NC:** IES10-Sent, IES11-Sent, IE11-NA Not Applicable, IE14-Received, IE15-Received; **Prop-Com:** AN -= STILL GUTTED & VACANT 9/22 SLL; AN - HOTEL APPEARS COMPLETELY GUTTED TO CONCRETE FRAME 7/2017; SP--ADJ FOR PP COV #68437; 00- INFORMAL \$1,725,000 5/00; PT- 1,2 & 5.000; 01- RL AX 8/00; STILL VACANT 6/2010 SLL;; **App-Com:** PUPinf1-1287-2010-; **Val-Com:** 22 FR no value on improvements - former hotel that

NEW CONSTRUCTION

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

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-40-16-005.00-0

Quick Ref: R26503

Tax Year: 2024

Run Date: 4/29/2024 5:04:05 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1332-Hotel (full service)

Bldg No. & Name: 1 VACANT HOTEL 9/22

Identical Units: 1 No. of Units: 196

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: 17,150,720

Mkt Adj: 100 Eco Adj:

Building Value: 0

Other Improvement RCN: 520,310

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 224,360

Cost Building: 0

Cost Total: 224,360

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

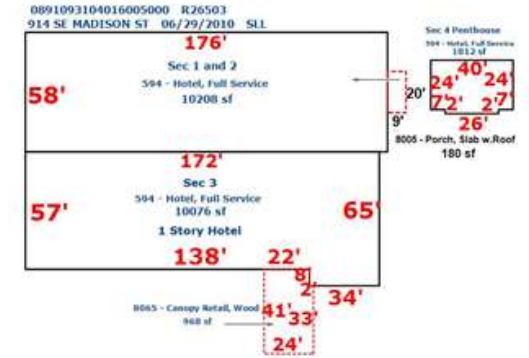
Value Method: COST

Land Value: 224,360

Building Value: 0

Final Value: 224,360

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	594-Hotel, Full Service	B	1.00	1969		01 / 01		10,208	296	12	1	1		0	MI	012			1,952,700	0	0
2	594-Hotel, Full Service	B	1.00	1969		02 / 09		10,208	468	9	1	1		0	MI	012			13,262,010	0	0
3	594-Hotel, Full Service	B	1.00	1969		01 / 01		10,076	474	12	1	1		0	MI	012			1,735,890	0	0
4	594-Hotel, Full Service	B	1.00	1969		10 / 10		1,012	132	13	1	1		0	MI	086			200,120	0	0

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	1969			10		8		1.00	2	2		0	MI		477,750	0	0
2	163-Site Improvements	M	2.00	1	1969			10		8		1.00	2	2		0	MI		42,560	0	0

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	3					
1	683-Wet Sprinklers	10,208					
1	816-Concrete, Formed		100				
1	8005-Porch, Slab with Roof	180					
1	8006-Porch, Raised Slab with Roof	1,440					
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers	91,872					
2	816-Concrete, Formed		100				
2	8065-Canopy, Retail Wood Frame	968					
3	612-Warmed and Cooled Air		100				
3	683-Wet Sprinklers	10,076					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	65,000					
2	6605064-Outdoor Floodlight, Mercury \	13					
2	6605071-Outdoor Lighting Pole, Steel	24			9		

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-40-16-005.00-0

Quick Ref: R26503

Tax Year: 2024

Run Date: 4/29/2024 5:04:05 PM

Sec	Code	Units	Pct	Size	Other	Rank	Year
3	816-Concrete, Formed		100				
4	603-Forced Air Unit		100				
4	816-Concrete, Formed		100				

