

SNCAMA Property Record Card

Parcel ID: 089-109-32-0-30-06-002.00-0

Quick Ref: R27008

Tax Year: 2024

Run Date: 5/5/2024 7:42:39 AM

OWNER NAME AND MAILING ADDRESS

TCJ LLC

110 W BERTRAND AVE
SAINT MARY'S, KS 66536-1611

PROPERTY SITUS ADDRESS

616 SE JEFFERSON ST
Topeka, KS 66607

FORMER CAPITAL JOURNAL

LAND BASED CLASSIFICATION SYSTEM

Function: 4213 Periodical publi **Sfx:** 0
Activity: 3110 Primarily plant or factory-type
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: D3
Neighborhood: 310.0 310.0 - WEST CENTER AI
Economic Adj. Factor:
Map / Routing: N08 / CE-D
Tax Unit Group: 001-001



Image Date: 01/10/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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
12/20/2023	1:00 PM	VI	P	TMB		
12/29/2022	3:45 PM	6	P	TMB		
01/14/2022	3:15 PM	VI	P	TMB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
TMB22		Interior Remodel	03/03/2021	O	0
T0207	46,427	Roof	11/01/2006	C	
T0174	52,200	Roof	09/01/2004	C	

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	288.000	183.410	471.410
Total	288.000	183.410	471.410

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	288.000	132.890	420.890
Total	288.000	132.890	420.890

TRACT DESCRIPTION

HOLLIDAY SUB, S32, T11, R16, Lot 193 +,
JEFFERSON ST LOTS 194 THRU 216 & ADAMS
ST LOTS 193 THRU 215 & 6TH ST LOTS 193
THRU 215 & VAC ALLEY ADJ TO SD LOTS
SECTION 32 TOWNSHIP 11 RANGE 16

Prop-NC: IE20-Received, IES10-Sent, IE10-Received, IES11-Sent, IE11-NA Not Applicable; **Prop-Com:** BP- 100% 1/1/04; CB- 1 INTO 2 9/03; BP- 100% 11/06; AN- 3RD FLOOR FRONT 2RDS 03; **App-Com:** INF-6172-2012-, INF-9847-2015-, INF-11668-2016-, INF-19118-2021-; **Val-Com:** Performed IX 3/30/21. Posting new income thru 202

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
Soft	1-Primary Site - 1	144.000											5	20,000.00	2.00	2.00	2.00	288.000

Total Market Land Value 288,000

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2610-Light industrial structures and facilities

Bldg No. & Name: 1 FORMER CAPITAL JOURNAL

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: 10,907,560

Mkt Adj: 100 Eco Adj:

Building Value: 109,070

Other Improvement RCN: 402,090

Other Improvement Value: 74,340

CALCULATED VALUES

Cost Land: 288,000

Cost Building: 183,410

Cost Total: 471,410

Income Value: 512,290

Market Value:

MRA Value:

FINAL VALUES

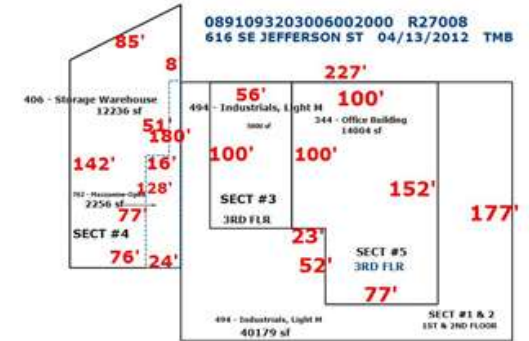
Value Method: COST

Land Value: 288,000

Building Value: 183,410

Final Value: 471,410

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	494-Industrials, Light Mftg.	B	2.00	1963		01 / 01		40,179	808	10	0.5	1				045X	112,198		3,538,160	1	35,380
2	494-Industrials, Light Mftg.	B	2.00	1963		02 / 02		40,179	808	10	0.5	1				045X	0		3,786,230	1	37,860
3	494-Industrials, Light Mftg.	B	2.00	1963		03 / 03		5,600	312	10	0.5	1				045X	0		581,220	1	5,810
4	406-Storage Warehouse	C	2.00	1975		01 / 01		12,236	356	20	0.5	1				045X	0		1,033,540	1	10,340
5	344-Office Building	C	2.00	1985		03 / 03		14,004	404	10	0.5	1				045X	0		1,968,400	1	19,680

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	S	2.00	1	1975			10		8				1	3	3			3,430	55	1,880
2	163-Site Improvements	P	2.00	1	1975			10		8				1	2	3			381,320	18	68,640
3	163-Site Improvements	M	2.00	1	1994			10		8				1.00	3	3			17,340	22	3,820

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		100				
2	612-Warmed and Cooled Air		100				
2	651-Passenger #	1			03		
2	652-Freight Power #	1			03		
2	882-Stud -Brick Veneer		100				
3	612-Warmed and Cooled Air		100				
3	882-Stud -Brick Veneer		100				
4	606-Space Heater		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvanizer	150			6		
2	8355-Paving, Concrete with Base	51,880		10			
3	6605064-Outdoor Floodlight, Mercury \	2					
3	6605064-Outdoor Floodlight, Mercury \	6					
3	6605071-Outdoor Lighting Pole, Steel	24			2		

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Sec	Code	Units	Pct	Size	Other	Rank	Year
4	762-Mezzanines-Open	2,256					
4	805-Brick with Block Back-up		100				
4	14005-Dock Height Floor	12,236					
4	6512063-Dock Leveler, Shipping Dock	1			2		
5	612-Warmed and Cooled Air		100				
5	882-Stud -Brick Veneer		100				

