

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-06-001.01-0

Quick Ref: R31082

Tax Year: 2025

Run Date: 8/11/2024 8:53:45 PM

OWNER NAME AND MAILING ADDRESS

GIL CARTER INITIATIVE INC

2600 SE 23RD ST
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2600 SE 23RD ST
Topeka, KS 66605
2620 SE 23RD ST
YOUTH SHELTER & CHILD SERV

LAND BASED CLASSIFICATION SYSTEM

Function: 6222 Correctional ins Sfx: 0
Activity: 1300 Institutional living
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: E Exempt - E
Living Units:
Zoning: R1
Neighborhood: 315.0 315.0 - SOUTHEAST CEN
Economic Adj. Factor:
Map / Routing: / EA-NA
Tax Unit Group: 001-001

TRACT DESCRIPTION

YOUTH CENTER , Lot A , PART OF LOT A BEG SE COR LOT A TH W 432.78' TO SW COR LOT A NLY ALG CU RVE 359.25' E 564.76' S 330.66' TO POB SECTION 09 TOWNSHIP 12 RANGE 16



Image Date: 06/27/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/26/2024	10:45 AM	VI	R	DWM	Receptionist	6
01/31/2019	2:05 PM	VI	P	DWM	Erma Forbes	5
07/31/2017	9:00 AM	VI	R	DJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
18-2726	46,000	Roof	05/05/2018	CN	100
T0345	45,185	Roof	04/01/1992	C	100
90126	20,000	Interior Remodel	05/01/1990	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
E	31.990	418.460	450.450
Total	31.990	418.460	450.450

2024 APPRAISED VALUE

Cls	Land	Building	Total
E	31.990	412.490	444.480
Total	31.990	412.490	444.480

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	159.937				4	20						10	250,000.00	1.00	1.00	1.00	31.990

Total Market Land Value 31,990

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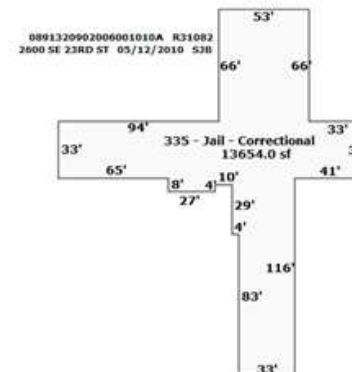
Run Date: 8/11/2024 8:53:45 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 4600-Jails, penitentiary / detention center / correctio
 Bldg No. & Name: 1 YOUTHSHELTER & CHILD SERV
 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: 3,436,510
 Mkt Adj: 100 Eco Adj:
 Building Value: 206,190
 Other Improvement RCN: 211,460
 Other Improvement Value: 26,660

CALCULATED VALUES

Cost Land: 31,990
 Cost Building: 418,460
 Cost Total: 450,450
 Income Value: 0
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: COST
 Land Value: 31,990
 Building Value: 418,460
 Final Value: 450,450
 Prior Value:

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	335-Jail - Correctional Facility	C	1.67	1969		01 / 01		13,654	798	10	1.5	1							3,436,510	6	206,190
702	335-Jail - Correctional Facility	C	1.67			1		1,640	162	10											

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	152-Residential Garage - Detach	D	2.00	1	1970			240		8				1	2	2			14,250	17	2,420
2	152-Residential Garage - Detach	D	2.00	1	1970			280		8				1	2	2			15,890	17	2,700
3	163-Site Improvements	P	2.00	1	1970			10		8				1	2	2			91,360	13	11,880
4	163-Site Improvements	S	2.00	1	1982			10		8				1	2	2			14,410	26	3,750
5	163-Site Improvements	P	2.00	1	1982			10		8				1	2	1			65,260	7	4,570
6	163-Site Improvements	M	2.00	1	1982			10		8				1.00	2	2			10,290	13	1,340

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	683-Wet Sprinklers		100				
1	882-Stud -Brick Veneer		100				
	3612-Warmed and Cooled Air		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
3	8350-Paving, Asphalt with Base	18,200		10			
4	6604001-Chain Link Fence, Galvanizer	666			6		
5	8350-Paving, Asphalt with Base	13,000					
6	6605066-Outdoor Floodlight, Fluoresce	4					
6	6605071-Outdoor Lighting Pole, Steel	12			4		

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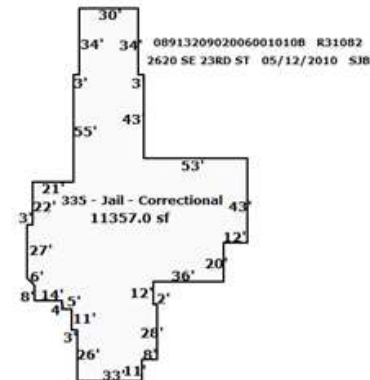
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GENERAL BUILDING INFORMATION

LBCS Structure Code: 4600-Jails, penitentiary / detention center / correctio
 Bldg No. & Name: 2 YOUTH CENTER/CELLS
 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:								



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IMPROVEMENT COST SUMMARY

Building RCN: 2,852,930
 Mkt Adj: 100 Eco Adj:
 Building Value: 171,180
 Other Improvement RCN: 101,780
 Other Improvement Value: 14,430

CALCULATED VALUES

Cost Land: 31,990
 Cost Building: 418,460
 Cost Total: 450,450
 Income Value: 0
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: COST
 Land Value: 31,990
 Building Value: 418,460
 Final Value: 450,450
 Prior Value:

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	335-Jail - Correctional Facility	C	1.67	1982		01 / 01		11,357	610	12	1.5	1							2,852,930	6	171,180

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	1982			10		8			1	2	2				16,180	26	4,210
2	163-Site Improvements	P	2.00	1	1982			10		8			1	1	1				10,040	4	400
3	163-Site Improvements	M	2.00	1	1982			10		8	106 X 18		1	2	2				55,410	13	7,200
4	163-Site Improvements	M	2.00	1	1982			10		8			1	2	2				20,160	13	2,620

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	683-Wet Sprinklers	13,367					
1	882-Stud -Brick Veneer		100				
1	8002-Porch, Open Slab	2,024					
1	8065-Canopy, Retail Wood Frame	498				1.00	
1	8065-Canopy, Retail Wood Frame	40					
1	8065-Canopy, Retail Wood Frame	56					
1	8065-Canopy, Retail Wood Frame	24					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvanize	750			6		
2	8350-Paving, Asphalt with Base	2,000		10			
3	6604050-Common Brick Wall	1,908			8		
4	6605064-Outdoor Floodlight, Mercury \	5					
4	6605071-Outdoor Lighting Pole, Steel	24			5		

