

## SNCAMA Property Record Card

Parcel ID: 089-132-09-0-30-05-035.00-0

Quick Ref: R31236

Tax Year: 2024

Run Date: 5/2/2024 5:34:08 AM

## OWNER NAME AND MAILING ADDRESS

MILK &amp; HONEY COFFEE COMPANY LLC

3941 SE HOWEY RD  
TOPEKA, KS 66609

## PROPERTY SITUS ADDRESS

2200 SE 29TH ST  
Topeka, KS 66605

MILK &amp; HONEY COFFEE CO

## LAND BASED CLASSIFICATION SYSTEM

**Function:** 2102 Retail store **Sfx:** 0  
**Activity:** 2210 Restaurant-type activity with (C)  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building

## GENERAL PROPERTY INFORMATION

**Prop Class:** C Commercial & Industrial - C  
**Living Units:**  
**Zoning:** C2  
**Neighborhood:** 315.0 315.0 - SOUTHEAST CEN  
**Economic Adj. Factor:**  
**Map / Routing:** S08 / SO-B-  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

PARK VALLEY SUB # 2 , BLOCK A , Lot 2 , SE  
29TH ST BLK A LOT 2 PARK VALLEY SUB #2  
SECTION 09 TOWNSHIP 12 RANGE 16

Image Date: 02/03/2022

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**Fronting:** Secondary Artery - 2  
**Location:** Secondary Strip - 5  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:** 17

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/31/2022	2:35 PM	1	H	SLL	Chris Hartman	1
06/30/2020	1:40 PM	VI	P	DWM	CHRIS HARTMAN	1
02/03/2020	1:45 PM	6	S	DWM	Darrin	4

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
19-5239	100,000	Interior Remodel	12/20/2019	C	100
DWM19	1	Interior Remodel	01/03/2018	IC	100

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
C	37.410	168.190	205.600
<b>Total</b>	<b>37.410</b>	<b>168.190</b>	<b>205.600</b>

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## PARCEL COMMENTS

**Prop-NC:** IE22-Received, IE21-Received, IE20-Received, IE19-Received, IES10-Sent, IES11-Sent, IES12-Sent, IE15-Received; **App-Com:** PUPinf1-7098-2021-;  
**Val-Com:** 2021PUP changed to retail structure and B- Inv cla

## 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	21.375				0	175						10	250.000.00	1.00	1.00	1.00	37.410

Total Market Land Value 37,410

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## GENERAL BUILDING INFORMATION

LBCS Structure Code: 2230-Standalone store or shop building

Bldg No. &amp; Name: 1 MILK &amp; HONEY COFFEE CO

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: 380,770

Mkt Adj: 100 Eco Adj:

Building Value: 258,920

Other Improvement RCN: 56,750

Other Improvement Value: 18,280

## CALCULATED VALUES

Cost Land: 37,410

Cost Building: 277,200

Cost Total: 314,610

Income Value: 205,600

Market Value:

MRA Value:

## FINAL VALUES

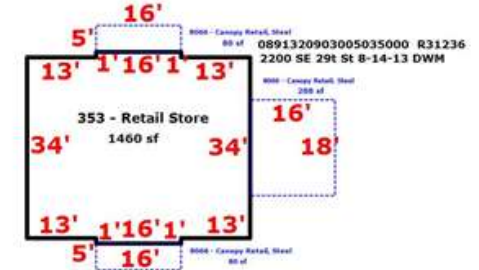
Value Method: INCOME

Land Value: 37,410

Building Value: 168,190

Final Value: 205,600

Prior Value:



## BUILDING COMMENTS

Comp-Com: south section; Comp-Com: 16x10; Oth-Com: 56x6

## COMMERCIAL BUILDING SECTIONS &amp; 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	353-Retail Store	C	2.00	1978		01 / 01		1,460	156	10	4	3				034			380,770	68	258,920
701	353-Retail Store	C	2.00			1		1,204	128	7						083					
703	353-Retail Store	C	2.00			1		256	28	7						086					

## 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	1978			10		8		1	3	3					52,610	33	17,360
2	163-Site Improvements	M	2.00	1	1978			10		8		1	3	3					1,990	22	440
3	163-Site Improvements	M	2.00	1	1978			10		8		1.00	3	3					2,160	22	480

## COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	804-Block with Stucco		100				
1	8002-Porch, Open Slab	148					
1	8066-Canopy, Retail Steel Frame	288					
1	8066-Canopy, Retail Steel Frame	80				1.00	
1	8066-Canopy, Retail Steel Frame	80				1.00	
1	8275-Concrete Bulkhead Wall, 8 in. thi	160					
	3612-Warmed and Cooled Air		100				
	3612-Warmed and Cooled Air		100				

## OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	10,542		10			
2	6605024-Treat Wood Fence, 6' Solid B	56					
3	6505021-Lube Equipment, Supply Line	102					
3	6605024-Treat Wood Fence, 6' Solid B	38					