

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-30-07-002.00-0

Quick Ref: R38094

Tax Year: 2024

Run Date: 4/28/2024 6:28:40 AM

OWNER NAME AND MAILING ADDRESS

MAINLINE DEVELOPMENT GROUP LLC

3500 SW TOPEKA BLVD STE B
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

3600 SW TOPEKA BLVD
Topeka, KS 66611
3640 SW TOPEKA BLVD
WHITE LAKES MALL

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store center **Sfx:** 0
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V
Living Units:
Zoning: C4, I1
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / SO-D
Tax Unit Group: 001-001

TRACT DESCRIPTION

S18, T12, R16, ACRES 21.07, S18, T12, R16,
BEG 1175.2' S & 195.03' E NW COR SW 1/4 TH E
40' S 204.53' E 40' S 265.56' E 206.89' S 39.82' E
847.31' SW 983.83' MW 121.14' N 235' W 200' S
235' W 387.58' N 118.76' W 14.18' N 255.55' W
262' S 35.38' W 34.82' N 610' E 122.25' N
470.02'...

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
Sqft	1-Primary Site - 1	917.956											5	20,000.00	2.00	2.00	2.00	1,835.910

Total Market Land Value 1,835,910



Image Date: 12/05/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 800

PARCEL COMMENTS

Prop-NC: IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** AN - SP 1.00 & COMB INTO 2.00 5/2023; BP - MALL DEMOD 100%, SMALL STRIP STILL HERE (POOR COND), OLD PAVING & LIGHTS STILL HERE 11/22; BP - STRUCTURES STILL HERE BUT UNSOUND CONDITION. NO VALUE TO IMPROVEMENTS. 12/21 SLL; AN BLDGS ALL UNUSABLE CONDITION (FIRE, WATER AND THEFT DAMAGE) 3/21 SLL BP - FIRE 12/29/20 - BUILDING ALREADY UNUSABLE CONDITION; **App-Com:** 0000005021-, INF-1920-2009-Changed to the 2, 08-5863-EQ-unable to post valu, INF-3609-2010-, 10-6100-EQ-, INF-5474-2011-, 11-4661-EQSC-, CLERICAL -5649-2011-, PUPinf1-3886-2013-, 14-2768-PRSC-, PUPinf1-4324-2014-, PUPinf1-5478-2016-APPEALING TH; **Val-Com:** 2eBP- Demo 100% 1/1/23; 2021 Mall improvements no

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/01/2022	2:00 PM	VI	P	SLL		
12/06/2021	1:50 PM	11	P	SLL		
03/11/2021	1:20 PM	VI	R	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
22-4238	1	Demo Commercial Building	01/24/2022	C	100
SLL21		Fire Damage	12/29/2020	CN	100
11-0180	10,000	Commercial Addition	01/03/2012	CN	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
V	1,835.910		1,835.910

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	1,835.910		1,835.910

Total	1,835.910	0	1,835.910
Total	1,835.910	0	1,835.910

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-30-07-002.00-0

Quick Ref: R38094

Tax Year: 2024

Run Date: 4/28/2024 6:28:40 AM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 2591-Strip shopping center

Bldg No. & Name: 1 VACANT

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: 1,266,650

Mkt Adj: 100 Eco Adj:

Building Value: 0

Other Improvement RCN: 2,623,280

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,835,910

Cost Building: 0

Cost Total: 1,835,910

Income Value: 0

Market Value:

MRA Value:

FINAL VALUES

Value Method: COST

Land Value: 1,835,910

Building Value: 0

Final Value: 1,835,910

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	412-Neighborhood Shopping Ctr	C	2.00	1964		01 / 01		6,048	348	17	0	0							928,890	0	0
2	412-Neighborhood Shopping Ctr	C	2.00	1964		01 / 01		2,195	144	17	0	0							337,770	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	S	2.00	1	2001			10		8				1.00	0	0			3,040	0	0
2	163-Site Improvements	P	2.00	1	1964			10		8				1.00	0	0			198,580	0	0
3	163-Site Improvements	M	2.00	1	1964			10		8	117 X 12			1.00	0	0			40,910	0	0
4	163-Site Improvements	M	2.00	1	1964			10		8				1.00	0	0			88,950	0	0
5	163-Site Improvements	P	2.00	1	1964			10		8				1.00	0	0			2,108,050	0	0
6	163-Site Improvements	P	2.00	1	1964			10		8				1.00	0	0			183,750	0	0

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				
1	8065-Canopy, Retail Wood Frame	680					
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvanizer	133		6			
2	8355-Paving, Concrete with Base	27,018					
3	6604050-Common Brick Wall	1,404		8			
4	6605064-Outdoor Floodlight, Mercury \	22					
4	6605071-Outdoor Lighting Pole, Steel	24		22			
5	8350-Paving, Asphalt with Base	602,300					
6	8355-Paving, Concrete with Base	25,000					