

SNCAMA Property Record Card

Parcel ID: 089-143-05-0-40-01-001.00-0

Quick Ref: R53805

Tax Year: 2024

Run Date: 5/6/2024 3:26:04 PM

OWNER NAME AND MAILING ADDRESS

DREAM BIG PARTNERS LLC

2950 SW MCCLURE RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1801 SW WANAMAKER RD
Topeka, KS 66604
1831 SW WANAMAKER RD
WESTRIDGE MALL 195

LAND BASED CLASSIFICATION SYSTEM

Function: 2108 Regional shopp **Sfx:** 0
Activity: 2110 Goods-oriented shopping
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: PUD, C4
Neighborhood: 311.0 311.0 - WESTRIDGE MAL
Economic Adj. Factor:
Map / Routing: S08 / WE-CPLUS
Tax Unit Group: 014-014**Image Date:** 01/29/2018

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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: 1,360

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/24/2019	2:40 PM	11	P	SLL		
11/15/2018	1:05 PM	11	P	SLL		
08/16/2018	8:25 AM	10	SC	SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-6988	225,000	Interior Remodel	03/04/2024	O	
19-1921	5,000	Interior Remodel	05/29/2019	CN	100
17-3133	400,000	Interior Remodel	02/27/2018	CN	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	4,062,270	2,607,230	6,669,500

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	4,062,270	2,098,290	6,160,560

Total	4,062,270	2,607,230	6,669,500
Total	4,062,270	2,098,290	6,160,560

PARCEL COMMENTS

Prop-NC: IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** BP - LAZER TROOPER 100% 10/2019; BP - REMODEL & EXPAND VICTORIAS SECRET/PINK 100% 11/2018; AN - ADD WEST RIDGE MALL SUB NO 6 TO GIS 7/2018; BP- T220=SUIE C-10 11/30/06; BP- T0141=RACK RM SHOES 8/07; BP- SN 11/07; BP- SN 7/07; **App-Com:** INF-15927-2019-, PUPinf1-6274-2018-, 19-4379-EQ-, INF-18484-2020-, 2020-1831-PR-, 2020-1832-EQ-, INF-19856-2021-, 21-2467-EQ-, 20-1832-EQ-2020 consession of , INF-22889-2022-; **Val-Com:** 24FR new income approach (adj to rank, phy and fuc

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	1,381,724				4	70						6	40,000.00	4.20	4.20	4.20	4,062,270

Total Market Land Value 4,062,270

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2530-Regional shopping cntr(enclosed mall w2 or m

Bldg No. & Name: 1 WESTRIDGE MALL 195

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

CALCULATED VALUES

FINAL VALUES

Building RCN:	77,196,640	Cost Land:	4,062,270	Value Method:	INCOME
Mkt Adj: 100	Eco Adj:	Cost Building:	10,630,470	Land Value:	4,062,270
Building Value:	7,719,660	Cost Total:	14,692,740	Building Value:	2,607,230
Other Improvement RCN:	2,337,540	Income Value:	6,669,500	Final Value:	6,669,500
Other Improvement Value:	764,270	Market Value:		Prior Value:	
		MRA Value:			

No Sketch Available

BUILDING COMMENTS

SKETCH VECTORS

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	414-Regional Shopping Center	C	2.00	1988		01 / 01		147,203	2,226	22	2	1				034			24,665,530	10	2,466,550
2	414-Regional Shopping Center	C	2.00	1988		01 / 01		23,115	555	31	2	1				034			4,273,730	10	427,370
3	414-Regional Shopping Center	C	2.00	1988		01 / 01		7,220	172	31	2	1				086			1,226,100	10	122,610
4	414-Regional Shopping Center	C	2.00	1988		01 / 01		58,793	3,225	22	2	1				095			11,986,130	10	1,198,610
5	414-Regional Shopping Center	C	2.00	1988		02 / 02		130,564	2,561	22	2	1				034			20,223,060	10	2,022,310
6	414-Regional Shopping Center	C	2.00	1988		02 / 02		76,902	3,262	22	2	1				095			14,822,090	10	1,482,210

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	1988			10		8				1	3	3			172,850	33	57,040
2	163-Site Improvements	P	2.00	1	1988			10		8				1	3	3			2,100,000	33	693,000
3	163-Site Improvements	M	2.00	1	1988			10		8				1	3	3			64,690	22	14,230

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	652-Freight Power #	2			02		
1	655-Escalator	8				3.00	
1	683-Wet Sprinklers	147,203					
1	882-Stud -Brick Veneer		100				
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers	23,115					
2	882-Stud -Brick Veneer		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8356-Paving. Concrete with Base (hea	16,200		10			
2	8350-Paving, Asphalt with Base	600,000		10			
3	6605064-Outdoor Floodlight, Mercury \	16					
3	6605071-Outdoor Lighting Pole, Steel	24		16			

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Sec	Code	Units	Pct	Size	Other	Rank	Year
3	606-Space Heater		100				
3	683-Wet Sprinklers	7,220					
3	882-Stud -Brick Veneer		100				
4	612-Warmed and Cooled Air		100				
4	849-Curtain-Metal with Glass Panels		100				
5	612-Warmed and Cooled Air		100				
5	683-Wet Sprinklers	130,564					
5	882-Stud -Brick Veneer		100				
6	612-Warmed and Cooled Air		100				
6	849-Curtain-Metal with Glass Panels		100				

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2240-Department store

Bldg No. & Name: 1 BURLINGTON COAT CLOSED 2017

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

CALCULATED VALUES

FINAL VALUES

Building RCN:	16,511,740	Cost Land:	4,062,270	Value Method:	INCOME
Mkt Adj: 100	Eco Adj:	Cost Building:	10,630,470	Land Value:	4,062,270
Building Value:	2,146,540	Cost Total:	14,692,740	Building Value:	2,607,230
Other Improvement RCN:	0	Income Value:	6,669,500	Final Value:	6,669,500
Other Improvement Value:	0	Market Value:		Prior Value:	
		MRA Value:			

No Sketch Available

BUILDING COMMENTS

SKETCH VECTORS

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	318-Department Store	C	2.00	1990		01 / 01		56,508	964	18	2	2				032			8,635,500	13	1,122,620
2	318-Department Store	C	2.00	1990		02 / 02		56,430	966	18	2	2				032			7,686,900	13	999,300
3	318-Department Store	C	2.00	1990		03 / 03		1,200	160	14	2	2				086			189,350	13	24,620

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			02	1.00	
1	652-Freight Power #	1			03	1.00	
1	655-Escalator	2				3.00	
1	882-Stud -Brick Veneer		100				
1	8065-Canopy, Retail Wood Frame	480					
1	8065-Canopy, Retail Wood Frame	1,302					
1	8610-Loading Truckwell, Concrete	3,360					
1	8610-Loading Truckwell, Concrete	216					
2	612-Warmed and Cooled Air		100				
2	882-Stud -Brick Veneer		100				
3	649-No HVAC						
3	918-Single -Metal on Wood Frame		100				

OTHER BUILDING IMPROVEMENT COMPONENTS