

SNCAMA Property Record Card

Parcel ID: 089-143-05-0-40-01-001.12-0

Quick Ref: R53816

Tax Year: 2024

Run Date: 5/2/2024 6:46:42 PM

OWNER NAME AND MAILING ADDRESS

TF TOPEKA KS LLC

5407 TRILLIUM BLVD STE B120
HOFFMAN ESTATES, IL 60192

PROPERTY SITUS ADDRESS

1781 SW WANAMAKER RD
Topeka, KS 66604

SEARS STORE # 1642

LAND BASED CLASSIFICATION SYSTEM

Function: 2124 Department store **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: RE8 / WE-C
Tax Unit Group: 014-014



Image Date: 04/01/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 540

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/31/2021	2:00 PM	VI	R	SLL		
09/06/2017	1:35 PM	VI	R	SLL		
02/17/2008	2:00 PM	9		SLL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0140	215,855	Roof	08/01/2007	C	
T0254	85,000	Emergency Damage/Storm Damage	12/01/2004	C	

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	1,254.680	486.320	1,741.000
Total	1,254.680	486.320	1,741.000

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	1,254.680	486.320	1,741.000
Total	1,254.680	486.320	1,741.000

TRACT DESCRIPTION

WEST RIDGE MALL SUB, S05, T12, R15, BLOCK A, Lot 1, BEG 923.54' W & 1605.62' NW & 52.79' NE SE COR SE 1/4 TH NW 63.5', SW 15', NW 60', SW 64.18', NW 424.39', NE 311.81', NE 518.19', SE 470.62', SECTION 05 TOWNSHIP 12 RANGE 15

PARCEL COMMENTS

Prop-NC: IE19-Received, IES10-Sent, IES11-Sent, IE11-Received, IES12-Sent, IE14-Received; **Prop-Com:** AN- Still vacant 3/21; **App-Com:** 0000007359-, 08-3420-EQ-, INF-1754-2009-, 09-3653-EQ-, INF-3382-2010-, 10-2972-EQ-, INF-5080-2011-, 11-3598-EQ-, INF-6318-2012-, INF-11862-2016-, INF-21787-2022-, INF-25257-2023-;
Val-Com: 23inf inc adj down for location and long term vac.

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	331.927				5	90						6	40,000.00	4.20	4.20	4.20	1,254.680

Total Market Land Value 1,254,680

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2240-Department store

Bldg No. & Name: 1 SEARS STORE # 1642 (vacant 3/21)

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: 18,774,710

Mkt Adj: 100 Eco Adj:

Building Value: 6,758,900

Other Improvement RCN: 1,002,840

Other Improvement Value: 323,470

CALCULATED VALUES

Cost Land: 1,254,680

Cost Building: 7,082,370

Cost Total: 8,337,050

Income Value: 1,741,000

Market Value:

MRA Value:

FINAL VALUES

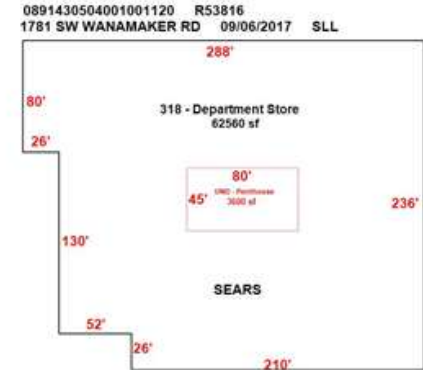
Value Method: INCOME

Land Value: 1,254,680

Building Value: 486,320

Final Value: 1,741,000

Prior Value:



BUILDING COMMENTS

Sect-Info: EE1 = 320 sqft did not convert.; Comp-Com: perimeter = 300, use = 032, wall height = 9, heat = 612

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		62,560	894	18	3	3				032			9,481,320	36	3,413,280
2	318-Department Store	C	2.00	1990		02 / 02		62,560	894	18	3	3				032			8,771,350	36	3,157,690
3	318-Department Store	C	2.00	1990		03 / 03		3,600	250	14	3	3				086			522,040	36	187,930

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			935,000	33	308,550
2	163-Site Improvements	M	2.00	1	1988			10		8	0010 X 086	1	3	3					25,060	22	5,510
3	163-Site Improvements	M	2.00	1	1988			10		8				1	3	3			42,780	22	9,410

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	651-Passenger #	1			2		
1	652-Freight Power #	1			2		
1	655-Escalator	2					
1	683-Wet Sprinklers		100				
1	882-Stud -Brick Veneer		100				
1	8011-Porch, Raised Enclosed, Solid W	160					
1	8011-Porch, Raised Enclosed, Solid W	160					
1	8065-Canopy, Retail Wood Frame	2,256					
2	612-Warmed and Cooled Air		100				
2	683-Wet Sprinklers		100				
2	759-Mezzanines	3,734					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	250,000		10			
2	6604050-Common Brick Wall	860			8		
3	6605064-Outdoor Floodlight, Mercury \	6					
3	6605064-Outdoor Floodlight, Mercury \	12					
3	6605071-Outdoor Lighting Pole, Steel	24			6		

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Sec	Code	Units	Pct	Size	Other	Rank	Year
2	882-Stud -Brick Veneer		100				
2	8610-Loading Truckwell, Concrete	2,600					
2	6512063-Dock Leveler, Shipping Dock	1			2		
3	649-No HVAC						
3	882-Stud -Brick Veneer		100				

