

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-10-01-001.00-0

Quick Ref: R56186

Tax Year: 2024

Run Date: 4/29/2024 1:13:05 PM

OWNER NAME AND MAILING ADDRESS

JFS 2915 WANAMAKER LLC

3501 SW FAIRLAWN RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2915 SW WANAMAKER RD
Topeka, KS 66614

JEFFERSON'S RESTAURANT

LAND BASED CLASSIFICATION SYSTEM

Function: 2510 Full-service rest **Sfx:** 0
Activity: 2200 Restaurant-type activity
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: C4
Neighborhood: 311.0 311.0 - WESTRIDGE MAL
Economic Adj. Factor:
Map / Routing: S08 / WE-BPLUS
Tax Unit Group: 014-014

TRACT DESCRIPTION

WANAMAKER WEST, S17, T12, R15, BLOCK A,
Lot 4, ACRES 0.8, BLK A LT 4 WANAMAKER
WEST LESS BEG SE COR LOT 4 TH W 12.5 N
68.05 SLY 48.51 S 21.16 TO POB



Image Date: 05/06/2022

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: 52

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/18/2022	11:45 AM	VI	P	DWM	James	5
12/20/2021	2:40 PM	11	P	DWM	Rebel - MCP Build	4
05/25/2021	12:00 PM	6	S	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
21-4938	500,000	Interior Remodel	09/09/2021	C	100
T0044	107,872	Interior Remodel	04/04/2000	C	100
T0539	630,000	Commercial Building	01/04/1999	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	397.030	861.770	1,258.800
Total	397.030	861.770	1,258.800

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	397.030	919.970	1,317.000
Total	397.030	919.970	1,317.000

PARCEL COMMENTS

Prop-NC: IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** AN- SPLIT FOR ROW 11/11; 2K-BP 100% 12/99; 01-FIN. SHELL BP44=100%SN11-00; **App-Com:** 0000007710-, 08-3449-EQ-Sales support count, INF-1869-2009-, 09-3555-EQ-, INF-3502-2010-, 10-5354-EQ-, INF-5147-2011-; **Val-Com:** 2023 RM 100% inc inf 95% size 2022 Office to Rest

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

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
Soft	1-Primary Site - 1	34.375				2	275	9					6	40,000.00	4.20	4.20	4.20	397.030

Total Market Land Value 397,030

Parcel ID: 089-144-17-0-10-01-001.00-0

Quick Ref: R56186

Tax Year: 2024

Run Date: 4/29/2024 1:13:05 PM

[illegible]

Comp-Com: 35x12; **Oth-Com:** 102x3

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	1999			10		8		1.00	3	3					34,430	33	11,360
2	163-Site Improvements	M	2.00	1	1999			10		8		1	3	3					17,950	22	3,950
3	163-Site Improvements	P	2.00	1	1999			10		8		1	3	3					10,140	33	3,350
4	163-Site Improvements	P	2.00	1	2021			10		8		1.00	3	3					49,300	73	35,990
5	163-Site Improvements	M	2.00	1	2022			10		8		1.00	3	3					6,150	59	3,630
6	163-Site Improvements	D	2.00	1	2022			10		8	58 X 29	1.00	3	3					9,790	34	3,330

Page 2 of 3

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-10-01-001.00-0

Quick Ref: R56186

Tax Year: 2024

Run Date: 4/29/2024 1:13:05 PM

Sec	Code	Units	Pct	Size	Other	Rank	Year			
2	683-Wet Sprinklers		100					4	8350-Paving, Asphalt with Base	9,880
2	843-Curtain-Concrete & Glass Panels		100					5	6604032-Metal Fence, Hand Forged	306
2	5205008-Security Vault Door	1			2			5	6605025-Treated Wood Fence, 5' Solid	57
3	617-Complete HVAC		100					6	6602005-Concrete Unreinforced	1,682
3	656-Wheelchair Lift	1								
3	683-Wet Sprinklers		100							
3	843-Curtain-Concrete & Glass Panels		100							
3	8061-Canopy, Office-Bank Steel Frame	51								
3	8277-Concrete Bulkhead Wall, 12 in. thick	420								

