

## SNCAMA Property Record Card

Parcel ID: 089-146-13-0-10-14-027.00-0

Quick Ref: R62453

Tax Year: 2024

Run Date: 5/7/2024 6:34:40 AM

## OWNER NAME AND MAILING ADDRESS

MAINLINE PRINTING INC

3500 SW TOPEKA BLVD  
TOPEKA, KS 66611-2374

## PROPERTY SITUS ADDRESS

3245 SW TOPEKA BLVD  
Topeka, KS 66611

911 Storage

## LAND BASED CLASSIFICATION SYSTEM

**Function:** 4215 Commercial prii **Sfx:** 0  
**Activity:** 3110 Primarily plant or factory-type  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with building

## GENERAL PROPERTY INFORMATION

**Prop Class:** C Commercial & Industrial - C  
**Living Units:**  
**Zoning:** C4, PUD  
**Neighborhood:** 310.0 310.0 - WEST CENTER AI  
**Economic Adj. Factor:**  
**Map / Routing:** S08 / SO-C  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

NELLIE M MAYS SUB NO 2, S13, T12, R15,  
BLOCK A, Lot 1, ACRES 6.18, NELLIE M MAYS  
SUB NO 2 BLK A LOT 1

Image Date: 01/10/2024

## 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:** 132

## INSPECTION HISTORY

| Date       | Time    | Code | Reason | Appraiser | Contact | Code |
|------------|---------|------|--------|-----------|---------|------|
| 01/02/2024 | 2:20 PM | 5    | P      | TMB       |         |      |
| 01/04/2023 | 4:00 PM | 5    | P      | TMB       |         |      |
| 08/09/2022 | 1:15 PM | 10   | SC     | TMB       |         |      |

## BUILDING PERMITS

| Number  | Amount  | Type                | Issue Date | Status | % Comp |
|---------|---------|---------------------|------------|--------|--------|
| 23-2508 | 153,500 | Interior Remodel    | 06/15/2023 | C      | 100    |
| 21-5272 | 75,000  | Interior Remodel    | 09/23/2021 | C      | 100    |
| DWM05   | 1       | Exterior Alteration | 02/26/2004 | C      | 100    |

## 2024 APPRAISED VALUE

| Cls          | Land           | Building         | Total            |
|--------------|----------------|------------------|------------------|
| C            | 646.310        | 2,305.490        | 2,951.800        |
| <b>Total</b> | <b>646.310</b> | <b>2,305.490</b> | <b>2,951.800</b> |

## 2023 APPRAISED VALUE

| Cls          | Land           | Building         | Total            |
|--------------|----------------|------------------|------------------|
| C            | 646.310        | 1,804.490        | 2,450.800        |
| <b>Total</b> | <b>646.310</b> | <b>1,804.490</b> | <b>2,450.800</b> |

## PARCEL COMMENTS

**GenLink:** 089-146-13-0-10-14-030.00-0-, 089-146-13-0-10-14-027.01-0-; **Prop-NC:** IES10-Sent, IES11-Sent, IES12-Sent; **Prop-Com:** AN - ADD NEW SUB 8/2023; AN - SP TO 27.01 NC ON 27 8/2022; AN - STORE GOING OUT OF BUISNESS 5/20;; **App-Com:** INF-14831-2018-, PUPinf1-7046-2019-, CLERICAL-23143-2022-; **Val-Com:** SOLD 2022

## 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 | 269.296 |        |       |        | 0    | 120   |      |       |      |     |     | 5     | 20,000.00 | 2.00     | 2.00    | 2.00    | 646.310   |

Total Market Land Value 646,310

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## GENERAL BUILDING INFORMATION

LBCS Structure Code: 2610-Light industrial structures and facilities

Bldg No. &amp; Name: 1 MAINLINE PRINTING LLC

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: 8,286,750

Mkt Adj: 100 Eco Adj:

Building Value: 2,817,490

Other Improvement RCN: 599,840

Other Improvement Value: 107,710

## CALCULATED VALUES

Cost Land: 646,310

Cost Building: 2,925,200

Cost Total: 3,571,510

Income Value: 2,951,800

Market Value:

MRA Value:

## FINAL VALUES

Value Method: INCOME

Land Value: 646,310

Building Value: 2,305,490

Final Value: 2,951,800

Prior Value:



## BUILDING COMMENTS

Bldg-Com: AN - SPRINKLERS IN ENCLOSED ENTRY, MEZZANINES &amp; BUILDING

## 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   | 494-Industrials, Light Mftg. | C     | 2.00 | 1965   |        | 01 / 01 |         | 90,250 | 1,222 | 22  | 3    | 3    |      |       |     | 045NS   |          |     | 8,286,750 | 34   | 2,817,490 |

## 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   | 1995   |        |      | 10   |       | 8   |            |         | 1.00 | 2    | 3    |      |     |     | 505,760 | 18  | 91,040 |
| 2   | 163-Site Improvements | P     | 2.00 | 1   | 1965   |        |      | 10   |       | 8   |            |         | 1.00 | 2    | 3    |      |     |     | 68,060  | 18  | 12,250 |
| 3   | 163-Site Improvements | M     | 2.00 | 1   | 1965   |        |      | 10   |       | 8   |            |         | 1.00 | 2    | 3    |      |     |     | 26,020  | 17  | 4,420  |

## COMMERCIAL BUILDING SECTION COMPONENTS

| Sec | Code                                 | Units  | Pct | Size | Other | Rank | Year |
|-----|--------------------------------------|--------|-----|------|-------|------|------|
| 1   | 612-Warmed and Cooled Air            |        | 100 |      |       |      |      |
| 1   | 683-Wet Sprinklers                   | 91,366 |     |      |       |      |      |
| 1   | 812-Concrete Block                   |        | 50  |      |       |      |      |
| 1   | 882-Stud -Brick Veneer               |        | 50  |      |       |      |      |
| 1   | 8011-Porch, Raised Enclosed, Solid W | 1,116  |     |      |       |      |      |
| 1   | 8065-Canopy, Retail Wood Frame       | 150    |     |      |       |      |      |
| 1   | 8615-Loading Dock, Concrete          | 81     |     |      |       |      |      |
| 1   | 8615-Loading Dock, Concrete          | 42     |     |      |       |      |      |

## OTHER BUILDING IMPROVEMENT COMPONENTS

| No. | Code                                  | Units   | Pct | Size | Other | Rank | Year |
|-----|---------------------------------------|---------|-----|------|-------|------|------|
| 1   | 8350-Paving, Asphalt with Base        | 106,700 |     |      |       |      |      |
| 2   | 8355-Paving, Concrete with Base       | 9,260   |     | 10   |       |      |      |
| 3   | 6605064-Outdoor Floodlight, Mercury \ | 12      |     |      |       |      |      |
| 3   | 6605071-Outdoor Lighting Pole, Steel  | 24      |     |      | 3     |      |      |