

**WBCENTRAL Property Record Card**

**Parcel ID:** 099-145-15-0-20-06-014.00-0

**Quick Ref:** R3411

**Tax Year:** 2017

**Run Date:** 2/27/2017 12:24:36 PM

**OWNER NAME AND MAILING ADDRESS**

HCD ENTERPRISES: LLC

5715 SW 21ST ST  
TOPEKA, KS 66604-3719

**PROPERTY SITUS ADDRESS**

315 MISSOURI ST  
Alma, KS 66401



**Image Date:** 04/08/2010

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 2101 Downtown row : **Sfx:**  
**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:**  
**Neighborhood:** 123.A 123.A - Alma City - Comm  
**Economic Adj. Factor:** 100  
**Map / Routing:** 145 /  
**Tax Unit Group:** 001-001 - Alma City

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Sidewalk - 6  
**Fronting:** Major Strip or CBD - 1  
**Location:** Central Business District - 1  
**Parking Type:** On Street - 2  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** Near - 1  
**Parking Covered:**  
**Parking Uncovered:**

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
05/28/2015	11:50 AM	1	AR	DLW	PHIL	6
04/08/2010		1	SR	RTM		
09/09/2009		1	AR	RTM	DONNA REUTER	

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**2017 APPRAISED VALUE**

Cls	Land	Building	Total
C	3.530	19.200	22.730
<b>Total</b>	3.530	19.200	22.730

**2016 APPRAISED VALUE**

Cls	Land	Building	Total
C	3.530	19.390	22.920
<b>Total</b>	3.530	19.390	22.920

**TRACT DESCRIPTION**

ALMA , S 25 OF W 152 LT 4 BLK 7 SECTION 15  
TOWNSHIP 12 RANGE 10E

**PARCEL COMMENTS**

**Prop-NC:** AN; **Prop-Com:** AN-WABAUNSEE CO ABSTRACT

**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
Saft	1-Primary Site - 1	3.800											14	7,500.00	0.93	0.93	0.93	3,530

**Total Market Land Value** 3,530

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**GENERAL BUILDING INFORMATION**

LBCS Structure Code: 2202-Downtown row store

Bldg No. & Name: 1

Identical Units: 1      No. of Units:

Unit Type:

MS Mult:      MS Zip:

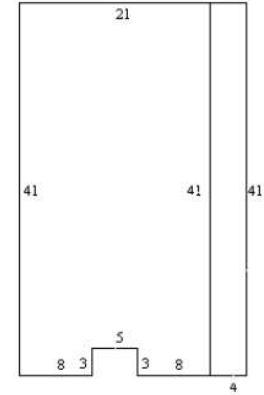
**APARTMENT DATA**

1   2   3   4   5   6   7   8

Units:

BR Type:

Baths:



**IMPROVEMENT COST SUMMARY**

Building RCN: 255,040  
 Mkt Adj: 100      Eco Adj: 100  
 Building Value: 19,200  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 3,530  
 Cost Building: 19,200  
 Cost Total: 22,730  
 Income Value: 13,200  
 Market Value:  
 MRA Value:

**FINAL VALUES**

Value Method: COST  
 Land Value: 3,530  
 Building Value: 19,200  
 Final Value: 22,730  
 Prior Value: 22,920

**BUILDING COMMENTS**

**SKETCH VECTORS**

A0CU41R21D41L8U3L5D3L8A1R21CU41X4H

**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	353-Retail Store	C	2.33	1906		01 / 01		1,010	100	12	2	3				083			138,764	13.0	18,040
1	353-Retail Store	C	2.33	1906		02 / 02		861	116	10	1	1				084			116,278	1.0	1,160

**COMMERCIAL BUILDING SECTION COMPONENTS**

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	825-Solid Local Stone		100				
1	649-No HVAC		100				
1	825-Solid Local Stone		100				

**OTHER BUILDING IMPROVEMENT COMPONENTS**