



Parcel ID: 046-081-12-0-20-04-009.00-0

JOCOPROD Expanded Appraisal Card

Quick Ref: R135339



Tax Year: 2017

Run Date: 12/11/2017 6:34:47 PM

OWNER NAME AND MAILING ADDRESS

JEFAW PROPERTIES, LLC

10104 W 105TH ST

OVERLAND PARK, KS 66212

PROPERTY SITUS ADDRESS

010104 W 105TH ST

OVERLAND PARK, KS

LAND BASED CLASSIFICATION SYSTEM

Function: 2401 General office b **Sfx:**
Activity: 2300 Office activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C C - Commercial & Industrial
Property Type: C-Commercial Real Property
Living Units:
Zoning: CP-O
Multi-Zoning: N **Non-Conforming:** N
Neighborhood: 422.F 422.F
Economic Adj. Factor: 90
Map / Routing: K12 / 003
School District: 512 UNIFIED
Legacy ID: NP93900000 0001A
Investment Class: B
Tax Unit Group: 0660UW-0660UW

TRACT DESCRIPTION

WYCLIFF OFFICE PARK LT 1 EX W 116.5'
OPC 1013 1A 1 1A



046-081-12-0-20-04-009.00-0 04/07/2016

Image Date: 01/31/2017

PROPERTY FACTORS

Topography: 1 - Level
Utilities: 2 - All Underground
Access: 1 - Paved Road
Fronting: 6 - Cul-De-Sac
Location: 3 - Business Cluster
Parking Type: 1 - Off Street
Parking Quantity: 2 - Adequate
Parking Proximity: 3 - On Site
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/25/2015		GM	DE	ProjApr		
05/23/2013	10:35 AM	I	P	138		
04/01/2013		GM	DE	ProjApr		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13-01640	5,765	HV - HVAC Replacement - JO	05/31/2013	C	100
13-00122	46,650	IR - Interior Remodel	01/31/2013	C	100
03418	14,300		06/18/1991	C	100

2017 APPRAISED VALUE

Cls	Land	Building	Total
C	172,930	374,070	547,000

2016 APPRAISED VALUE

Cls	Land	Building	Total
C	172,930	340,070	513,000

Total	172,930	374,070	547,000	Total	172,930	340,070	513,000
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	20-20 - Small Size Cor	24,704											604	1.00	7.00	7.00	7.00	7.00	172,930

Total Market Land Value 172,930



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GENERAL BUILDING INFORMATION

Situs: 010104 W 105TH ST OVERLAND PARK, KS
LBCS Structure Code: 2101-Office building (low rise 1-4 stories)
Bldg No. & Name: 1 WYCLIFF OFFICE BUILDING
Identical Units: 1 No. of Units: 1
Total Bldg Area: 0 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 172,930
Cost Building: 322,720
Cost Total: 495,650
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 547,000
Market Value: 0
MRA Value: 0
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 685,642
Mkt Adj: 100 Eco Adj: 90
Building Value: 314,710
Other Improvement RCN: 22,250
Other Improvement Value: 8,010

FINAL VALUES

Value Method: INCOME
Land Value: 172,930
Building Value: 374,070
Final Value: 547,000
Prior Value: 513,000

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	% Comp	RCN	% Gd	Value
1	344-Office Building	C	2.00	1986		01 / 01		5,526	326	14	3	3								685,642	51	314,710

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1986			10		8			1	3	3					20,790	40	8,010

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	611-Package Unit		100				
1	882-Stud -Brick Veneer		100				
1	8065-Canopy, Retail Wood Frame	84					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	6,600		10			



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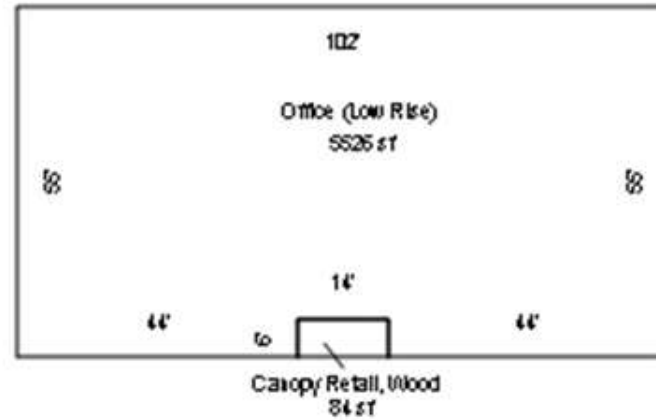
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Sketch by Apex Sketch

