



**Valbridge**  
PROPERTY ADVISORS

## Restricted Appraisal Report

Hisonic Industrial Buildings  
310 North Marion Street, 300 North Marion Street, 249 North Troost Street  
Olathe, Johnson County, Kansas 66061

Report Date: June 20, 2023



FOR:

Jack Cooper  
310 North Marion Street  
Olathe, Kansas, 66061

**Valbridge Property Advisors |  
Kansas City**

10990 Quivira Road, Suite 100  
Overland Park, Kansas 66210  
(913) 451-1451 phone  
(913) 529-4121 fax  
[valbridge.com](http://valbridge.com)

Valbridge File Number:  
KS01-23-0345-000

Property 360 Property View

310 N Marion Street, Olathe, KS 66061

Listing

310 N Marion Street, Olathe, KS 66061

L Price: \$1,900,000

MLS#: 2451002 Status: Active

County: Johnson, KS

Commercial

Area: 335 - N=135th;S=167th;E=Pflumm;W=Moonlight Rd



Name: Type: Other  
 L/S: Sale Age: 51-75 Years  
 # Stories: 1 Yr Blt: 1962  
 Lsz: 164,271 - Square Feet Zoning: M2 Brk ID: KCH 02  
 Min SF: Max SF: Total SF: 19,538 Agt ID: DORIANKE  
 Use: Manufacturing, Office, Warehouse

General Information

Leased: No Curr Lse: Flood: Cap Rt:  
 Op Exp: City Street Grs Inc: Net Inc:  
 Road: City Street Occupy: Owner To Vacate  
 Parking: Common Park Lot, Garage, Other, Parking Lot, Paved Area Location: Free Standing  
 Owners: City Limits: Yes Streets: Public Maint  
 Utilities: Electric, Phone, Sanitary Sewer, Water  
 Interior: Private Restroom  
 Exterior: Building Sign, Delivery Door(s)  
 Security:  
 Accessibility:  
 Maint Pr:  
 Ceiling Height

Listing Office Information

Show: Appointment Only, List Agt Present, Occupied List Dt: 08/21/2023  
 Poss: Negotiable List Service: Exp Dt: 09/01/2024  
 List Type: Exclusive Right To Sell Spec Conds:  
 LO: BHG Kansas City Homes Ofc Ph: 913-345-3000 Ofc Ext:  
 LA: Kenene Dorian Agt Ph: 913-710-1747 Ofc Fax: 913-345-3007  
 Agt Email: kenedorian@gmail.com  
 LA2: Agt Ph: SAC: n/a  
 LA Cap: Designated Agent Co-op: Schedule Online BAC: 3  
 Builder: TBC: 3  
 Builder Plan: Spec Docs: CBO: Gross Sale Price  
 InternetList: Yes Bonus: XD: Dual Var Comp:

Remarks & Directions

FANTASTIC OPPORTUNITY! Approximately 4 Acre Lot with 2 Large Paved Parking Lots \* Vacant Land Surrounds it w/ Room for Expansion \* SOOOO Close to DeSoto \* Developments \* Retail \* Residential \* Rail System \* K-10, K-7, 435, I-35, Vicinity of K-7 and Santa Fe (135th)

Private Remarks - Showing Agt Info:  
 Contact Listing Agent - Kenene Dorian 913-710-1747

Directions:  
 From K-7 (N Parker St) head east on W Santa Fe St (W 135th St), north on N Marion St, address is on the right. (hi sonic)

Business Information

Net Ch:	<u>Industrial</u>	X Stop:	<u>Office</u>	Net Ch:	<u>Retail</u>	Business:	<u>Business Opp</u>
Ofc SF:	5,000	Bs Yr:		Allow:		Includes:	Manufacturing, Other
Whs SF:		U-R:	Usable			# Empl:	Real Estate, Other
Clr Ht:	12	Allow:				Open:	
# Drv In:	2						
# Dock:	3						
Dock Type:							
Dr Ht:							

Rail:  
Allow:

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Financial Information

Will Sell:	<b>Cash, Conventional</b>	HOA:	/	Deposit:	<b>Security 1st Title</b>		
Tax:	<b>\$25,000</b>	Spc Tax:	<b>\$0</b>	Total Tax:	<b>\$25,000</b>	Tax Comm:	

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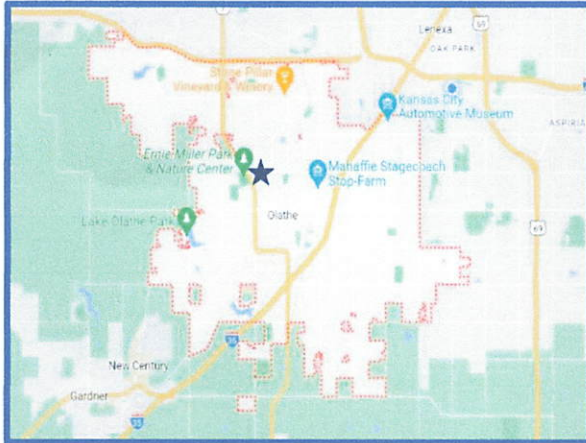
Status Change Information

Prev List Pr:	<b>\$1,800,000</b>	Orig LP:	<b>\$1,800,000</b>	Mod Dt:	<b>08/29/2023</b>	Entry Dt:	<b>08/21/2023</b>
S Brk:		Cont Dt:		Agency:		Close Dt:	
S Agent:		Financial Concessions:		Incentives:		DUC:	
Sale Terms:							
Major Rep:	/						
One Time Showing:							

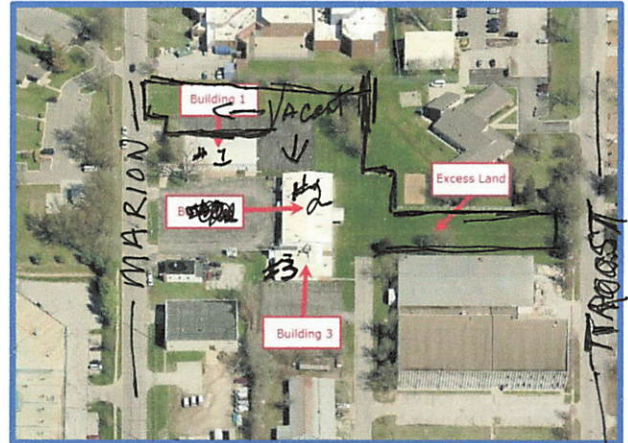
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**SUBJECT DATA**

**Location Map and Aerial View**



**Location Map**



**Aerial View**

**Site Overview**

<b>Property Name</b>	Hisonic , Inc	<b>Zoning Designation</b>	MP-1 and M-2 - Light Industrial and Heavy Industrial Districts
<b>Street Address</b>	310 North Marion Street, 300 North Marion Street, 249 North Troost Street	<b>Zoning Conformance</b>	Yes
<b>Gross Land Area (GLA)</b>	3.77 Ac. / 164,271 SF		

**Site Remarks** The site is irregular and features average access due to its proximity to Kansas Highway 7 and Interstate 35. According to county records the site is approximately 3.77 acres, or 164,271 square feet located on three parcels. There are approximately 31,780 square feet of excess land. The excess land has frontage along North Monroe Street and is zoned MP-1 for industrial use. MP-1 and MP-2 are both sought after zoning in south Johnson County. The configuration of the subject property is less than ideal because it is located on three parcels which results in irregular shape.

### Site Improvements

The site is improved with three industrial buildings that contain a gross building area of 19,538-square feet. The improvements were constructed in 1962, 1965, and 1969, are of steel frame construction, with metal exterior walls and are in average condition. Building 1 is an office that contains approximately 6,060 square feet with carpet floors, painted drywall, and 10 feet ceiling height that features acoustic tile ceilings with recessed fluorescent lighting. Building 2 is an office warehouse, with painted drywall, that contains 10,204 square feet that has polished concrete floors in the manufacturing area that features exposed 12 feet ceiling beams. Building 2 also has designated office space that have vinyl tile floors and acoustic ceiling tiles with fluorescent lighting with roughly 10 feet ceiling height. There is a corridor that connects Building 2 and Building 3. Building 3 has 3,274-square feet with painted drywalls, and 8 feet ceiling height. Building 3 is utilized as a break room and storage area with vinyl tile floors, and acoustic tile ceiling.

The site additionally features several FF&E components which are related to the ongoing array of electronic assemblies for the aerospace and avionics power and electronic system business and are not included in this appraisal per scope of work. The FF&E includes an array of manufacturing equipment, assembly stations, testing stations and office settings.

Subject photographs are located in the Addenda of this report. There are limited photographs of the inside of Building 2, specifically the manufacturing area, to not include individuals that were working at the time of inspection.

### Improvement Details

<b>Property Type</b>	Industrial	<b>Year Built</b>	1962 (Building 3), 1965 (Building 1), and 1969 (Building 2)
<b>No. of Stories</b>	One	<b>Building Frame</b>	Steel Frame
<b>Gross Building Area</b>	19,538 SF (total of three buildings)	<b>Clear Height</b>	8 feet to 12 feet
<b>Net Rentable Area</b>	19,538 SF	<b>Current Use</b>	Light Manufacturing
<b>Site Improvement</b>	3 Buildings		

### Improvement Remarks

The owner reported there is approximately 3.77 acres, or 164,271 square feet of area on three parcels. On the three parcels there are 19,200 square feet of gross building area from three buildings. There is one office building, an office-warehouse and one building that is utilized for storage and as a break room. The ceiling height from the three buildings ranges from 8 to 12 feet which is less favorable compared to other industrial buildings in the MSA. All the buildings are in average condition. There is roughly 403,380 square feet of paved parking lot for the three buildings.

### Ownership and Sales History

<b>Ownership Changed Within Last 3 Years?</b>	No	<b>Source of Information</b>	Johnson County Records
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## MARKET TRENDS AND ANALYSIS

The subject is located in the western portion of Olathe, Kansas. Olathe is suburban in nature and the area where the subject is located primarily consists of commercial and industrial properties. The characteristics of the area and submarket are summarized as follows:

- This area is in the stable stage of the market life cycle.
- Population is projected to be increasing
- Most households are within the middle to upper income brackets
- Most commercial and industrial properties would compete in the Class B or 2nd Tier investment class
- There is a balanced supply of properties similar to the subject property
- Land Values - Increasing
- Development Activity - Stable to Increasing
- Transaction Volume - Stable
- Rental Rates - Stable to Increasing
- Vacancy Rates - Stable

The subject is in a commercial and industrial area which has experienced consistent development in the previous five years. The area is also relatively close to residential neighborhoods, which is located east of North Monroe Street. The outlook for the market area is neutral to favorable.

## EXCESS LAND VALUATION

### Overview

The following analysis is for the excess land in the aerial below. The excess land has frontage along North Monroe Street and is zoned MP-1 for industrial use. The gross land area is 31,780 square feet, or roughly 0.73 acres.



### Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

### Unit of Comparison

The unit of comparison selected depends on the appraisal problem and nature of the property and is intended to explain or mirror market behavior. The primary unit of comparison in the market and applied in this analysis is price per square foot.

### Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.

**INCOME CAPITALIZATION APPROACH**

### Methodology

The income capitalization approach is developed by converting anticipated future income into a present value by a capitalization process. There are two types of capitalization: direct capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

Income-producing properties, by nature, are developed and purchased for investment purposes, where earning power, including an income stream and return of investment, are the most critical elements affecting value. The forecast of income and selection of appropriate rate(s) are, therefore, important aspects of the valuation process. The process of developing the income approach consists of the following analyses: Market Rent Analysis, Income Analysis, Vacancy Analysis, Expense Analysis, and Rate Analysis.

### Application of Methodology

Given the nature of the property in question, in this appraisal, we employed the direct capitalization method to develop an indication of market value.

### Market Rent

In order to determine a market rental rate for the net rentable area, we have identified lease rates of other industrial office warehouse buildings within Johnson County, Kansas. These five rent comparables are similar to the subject property in location, size and market appeal. A summary of the rental data is provided below.

#### Rent Comparable Summary

Comp. Lease No.	Lease Commences	Comp. Property Type	Property Name	Location	Year Built	Rental Rate / SF	Lease Structure
1	September-22	Lease	418-420 S Kansas Ave	418-420 S Kansas Ave Olathe, Kansas	1969	\$8.75	Triple Net
2	September-22	Lease	5100 Merriam Drive	5100 Merriam Drive Merriam, Kansas	1977	\$7.00	Triple Net
3	November-21	Lease	Caliber Collision	616 N Rogers Rd Olathe, Kansas	1967	\$13.79	Absolute Net
4	August-21	Lease	United Manufacturing / Howell Moulding, LLC	201-301 Overland Park Place New Century, Kansas	1986	\$3.95	Triple Net

### Property Adjustments

Considerations of a likely positive or negative impact on the rent of each comparable due to material differences is based on an analysis of the available data and past experience with similar properties.

#### Location

Location ratings may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors. When warranted, the analysis has accounted for rent variance caused by the location. The subject and lease comparables are all located in Johnson County Kansas. Lease comparable 3 is located alongside which is an inferior location and required an downward adjustment of 10%. Lease comparable 4 is located in New Century, Kansas which is an inferior location and required an upward adjustment of 5%. Lease comparables 1, & 2 are in a similar location and did not warrant adjustments.



### Tenant Space Size

The size rating addresses variance in the rentable area of the comparables and that of the subject, as larger lease space typically commands a lower rental rate per unit than does a smaller space. This inverse relationship is due, in part, to the principle of “economies of scale.” The analysis reflects any differences in rate attributed to size. The subject property has a square footage of 19,528. Leases 1 & 2 are smaller with 2,400 square footages, resulting in an downward adjustment of 15%. Leases 3 & 4 are similar in size to the subject and no adjustments were required.

### Design/Functional Utility

The design of the subject property is non-contiguous as it is three buildings on three separate parcels. All the lease comparables have a contiguous design and require a downward adjustment of 5%.

### Clear Height

The subject has a clear height range of 8 to 12 feet with an average of 10 feet. Rent comparable 1 also has a clear height of 10 feet like the subject property and did not warrant an adjustment. Rent comparable 3 has a clear height of 12 feet which required a downward adjustment of 5%. Rent comparable 2 has a clear height of 16 feet and requires a downward adjustment of 10%. Rent comparable 4 has a clear height of 18 feet which results in a downward adjustment of 15% was warranted.

### Additional Subject Photographs



Exterior view facing south along North Marion Street



Exterior view facing north along North Marion Street



Exterior view of 310 North Marion Street (Building 1) facing east



Exterior view of 310 North Marion Street facing southeast



Exterior view of 310 North Marion Street facing south



Exterior view of 310 North Marion Street facing northwest



Exterior view of 300 North Marion Street  
(Building 2) facing south



Exterior view of 300 North Marion Street facing  
southwest



Exterior view of 249 North Troost & 300 North  
Marion Street facing southwest



Exterior view of 300 North Marion Street facing  
northwest



Exterior view of 249 North Troost (Building 3),  
300 North Marion Street, & corridor facing  
southwest



Exterior view of excess land facing east



Exterior view facing south on North Troost Street



Exterior view of 249 North Troost Street parking lot facing west



Exterior view of 249 North Troost Street facing southeast



Exterior view of corridor that connects 300 North Marion & 249 North Troost Street facing east



Exterior view of 300 North Marion Street facing northeast



Exterior view of 300 North Marion Street facing southeast



Exterior view of 310 North Marion Street facing west



Exterior view of 300 North Marion Street's parking lot facing southwest



Interior view of Building 1 Entrance



Interior view of Building 1 lobby



Interior view a conference room in Building 1



Interior view of an office in Building 1



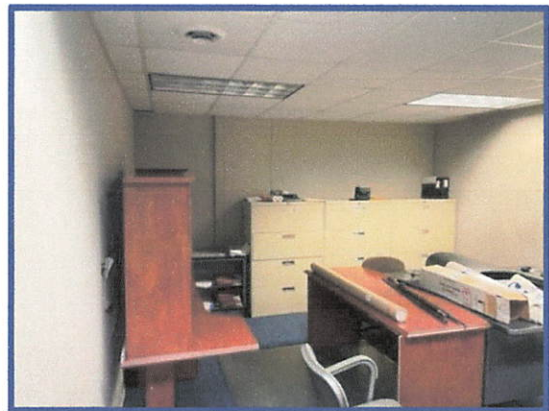
Interior view kitchen/break room in Building 1



Interior view of hallway in Building 1



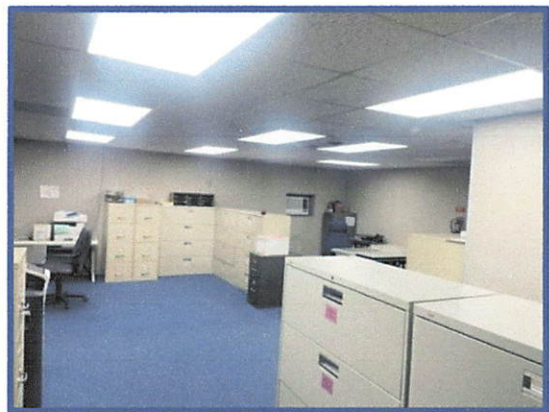
Interior view of bathroom entrance in Building 1



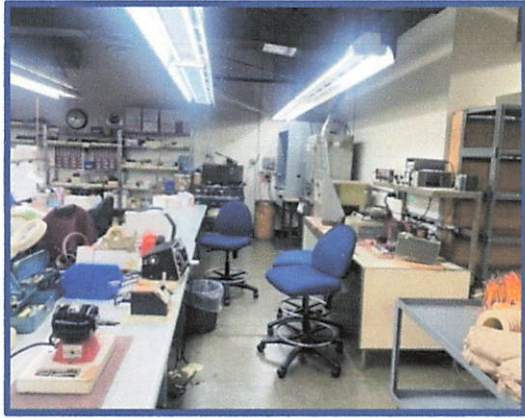
Interior view of storage room in Building 1



Interior view of storage area/dock door in Building 1



Interior view of common area in Building 1



Interior view of assembly station in Building 2



Interior view of Building 2's ceiling



Interior view of Building 2 manufacturing area



Interior view of Building 2 & 3 connecting corridor



Interior view of connecting corridor from Building 3 facing north towards Building 2



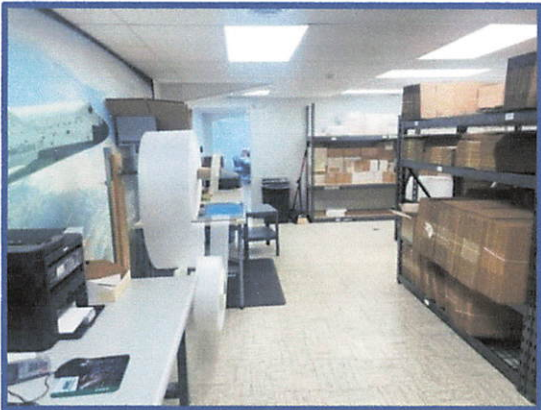
Interior view of an office in the corridor between Building 2 & 3



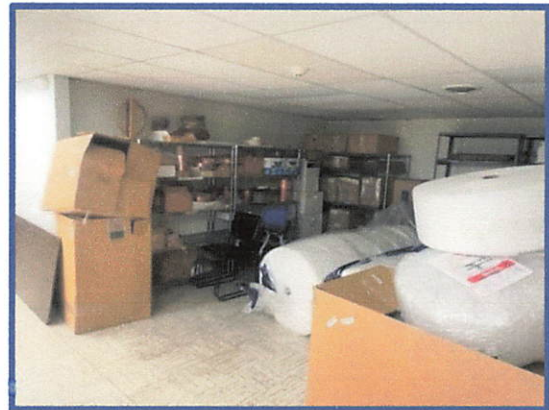
Interior view of break room in Building 3



Interior view of break room in Building 3



Interior view of Building 2 storage area



Interior view of Building 2 storage area



Interior view of office space in Building 2




Interior view of assembly and storage area in Building 2



## Property Record Card

Johnson County Appraiser CARDS  
Property Record Card

Parcel ID: 0460972603014003000      Quick Ref: R6821      Tax Year: 2023      Run Date: 5/30/2023 3:39:46 PM

PROPERTY SITUS ADDRESS		INSPECTION HISTORY																				
000300 N MARION ST. OLATHE, KS		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Process</th> <th>Reason</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>10/8/2019</td> <td>1 - Interview and Measure - Field Review</td> <td></td> <td></td> </tr> <tr> <td>9/16/2015</td> <td>J - Inspected and Measured 17% - Digital Review</td> <td></td> <td></td> </tr> <tr> <td>3/25/2015</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> <tr> <td>4/1/2013</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> </tbody> </table>	Date	Process	Reason	Code	10/8/2019	1 - Interview and Measure - Field Review			9/16/2015	J - Inspected and Measured 17% - Digital Review			3/25/2015	GM - Georeference Maintenance			4/1/2013	GM - Georeference Maintenance		
Date	Process	Reason	Code																			
10/8/2019	1 - Interview and Measure - Field Review																					
9/16/2015	J - Inspected and Measured 17% - Digital Review																					
3/25/2015	GM - Georeference Maintenance																					
4/1/2013	GM - Georeference Maintenance																					
LAND BASED CLASSIFICATION SYSTEM																						
Function: 3360 Electrical equipment / appliance / c																						
Activity: 3110 Primarily plant or factory-type active																						
Ownership: 1100 Private-fee simple																						
Site: 6000 Developed site - with buildings																						
GENERAL PROPERTY INFORMATION																						
Prop Class: Commercial & Industrial - C	046-097-26-0-30-14-003.00-0	04/19/2016																				
Living Units: 0																						
Zoning: M-2																						
Neighborhood: 431 N																						
Econ. Adj. Factor: 110.00																						
Map/Routing: J26																						
Tax Unit Group: 0008																						
LEGAL DESCRIPTION																						
26-13-23 S 163.80' W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 ACS M/L OLC-0210 0008																						
PROPERTY FACTORS																						
Topography: 1 - Level																						
Utilities: 1 - All Public																						
Access: 1 - Paved Road																						
Fronting: 7 - Dead End																						
Location: 6 - Neighborhood or Spot																						
Parking Type: 1 - Off Street																						
Parking Quany: 2 - Adequate																						
Parking Proximity: 3 - On Site																						
Parking Covered:																						
Parking Uncovered: 55.000000																						
BUILDING PERMITS																						
Number	Amount	Type	Issue Date	Status	%																	
CURRENT APPRAISED VALUE			PREVIOUS APPRAISED VALUE																			
Class	Land	Building	Total	Class	Land	Building	Total															
C	186.890	339.730	526.620	C	186.890	258.110	445.000															
<b>Totals</b>	<b>186.890</b>	<b>339.730</b>	<b>526.620</b>	<b>Totals</b>	<b>186.890</b>	<b>258.110</b>	<b>445.000</b>															
MARKET LAND INFORMATION																						
Method	Type	AC/SF	Inf1	Inf2	Infact2	Override	OVR Rsn	OVRCl	Model	Base Size	Base Val	Inv Value	Dec Value	Value Est								
Sqft	21 - Medium Size Commercial Land	53397.00		0					600	1	4	4	4.00	186.890								
													<b>Total</b>	<b>186.890</b>								

Johnson County Appraiser CARDS  
Property Record Card

Parcel ID: 0460972603014003000      Quick Ref: R6821      Tax Year: 2023      Run Date: 5/30/2023 3:39:47 PM

GENERAL BUILDING INFORMATION	IMPROVEMENT COST SUMMARY												
LBCS Structure Code: 2735 Office/warehouse	Building RCN: 864.179												
Bldg No. & Name: 1.000000 - HISONIC	Mkt Adj: 100      Eco Adj: 0.000000												
Identical Units: 1	Building Value:												
No. of Units: 1	Other Improvements RCN: 134.980												
Unit Type:	Other Improvements Value: 44.540												
MS Mult:													
MS Zip:													
APARTMENT DATE													
1   2   3   4   5   6   7   8													
Units:													
BR Type:													
Baths:													
COMMERCIAL BUILDING SECTIONS & BASEMENTS													
Sec	Occupancy	MSCIs	Rank	YrBlt	Eff Yr	Level	Area	Perim	Hgt.	In Use	RCN	% Gd	Value
1	Storage Warehouse	S	2	1969		01/01	9800	420	12		446998	40	196680
DEPRECIATION FOR Storage Warehouse													
Physical Condition		Functional		Econ		Override Percent		Override Reason					
Normal/AV		Fair				0							
DWELLING COMPONENTS													
Code		Units	Pct	Year									
14008		40	0										
606	Space Heater	0	100										
611	Package Unit	0	100										
812	Concrete Block	0	100										
888	Stud -Metal Siding	0	100										
916	Single -Metal on Steel Frame	0	100										

**Johnson County Appraiser CARDS**  
Property Record Card

Parcel ID: 0460972603014002000      Quick Ref: R6822      Tax Year: 2023      Run Date: 5/30/2023 3:34:52 PM

**PROPERTY SITUS ADDRESS**

000310 N MARION ST, OLATHE, KS

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 2401 General office buildings (1-4 stories)  
**Activity:** 2300 Office activities  
**Ownership:** 1100 Private-fee simple  
**Site:** 6000 Developed site - with buildings

**GENERAL PROPERTY INFORMATION**

**Prop Class:** Commercial & Industrial - C  
**Living Units:** 0  
**Zoning:** M-2  
**Neighborhood:** 431.N  
**Econ. Adj. Factor**  
**Map/Routing:** J26  
**Tax Unit Group:** 0008

**LEGAL DESCRIPTION**

26-13-23 W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 EX S 163.80' 1.24 ACS M/L OLC-0210 0007



01/13/2022

**PROPERTY FACTORS**

**Topography:** 1 - Level  
**Utilities:** 1 - All Public  
**Access:** 1 - Paved Road  
**Fronting:** 3 - Secondary Street  
**Location:** 6 - Neighborhood or Spot  
**Parking Type:** 1 - Off Street  
**Parking Quantity:** 2 - Adequate  
**Parking Proximity:** 3 - On Site  
**Parking Covered:**  
**Parking Uncovered:** 34.000000

**INSPECTION HISTORY**

Date	Process	Reason	Code
10/8/2019	1 - Interview and Measure - Field Review		
7/7/2015	J - Inspected and Measured 17% - Digital Review		
3/25/2015	GM - Georeference Maintenance		
4/1/2013	GM - Georeference Maintenance		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	%

**CURRENT APPRAISED VALUE**

Class	CURRENT APPRAISED VALUE			PREVIOUS APPRAISED VALUE			
	Land	Building	Total	Class	Land	Building	Total
C	185,520	87,480	273,000	C	185,520	85,480	271,000
<b>Totals</b>	<b>185,520</b>	<b>87,480</b>	<b>273,000</b>	<b>Totals</b>	<b>185,520</b>	<b>85,480</b>	<b>271,000</b>

**MARKET LAND INFORMATION**

Method	Type	AC/SF	Inf1	Inf2	Infact1	Infact2	Override	OVR Rsn	OVR CIs	Model	Base Size	Base Val	Inv Value	Dec Value	Value Est
Sqft	21 - Medium Size Commercial Land	53007.00		0		79510.0000	00			600	1	4	4	4.00	185,520
<b>Total</b>															<b>185,520</b>

**Johnson County Appraiser CARDS**  
Property Record Card

Parcel ID: 0460972603014002000      Quick Ref: R6822      Tax Year: 2023      Run Date: 6/5/2023 1:54:44 PM

**GENERAL BUILDING INFORMATION**

**LBCS Structure Code:** 2101 Office building (low rise 1-4 stories)  
**Bldg No. & Name:** 1.000000 - HISONIC  
**Identical Units:** 1  
**No. of Units:** 1  
**Unit Type:**  
**MS Mult:**  
**MS Zip:**

**IMPROVEMENT COST SUMMARY**

**Building RCN:** 720.853  
**Mkt Adj:** 100    **Eco Adj:** 0.000000  
**Building Value:**  
**Other Improvements RCN:** 72.630  
**Other Improvements Value:** 29.050

**APARTMENT DATE**

1   2   3   4   5   6   7   8

**Units:**  
**BR Type:**  
**Baths:**

**COMMERCIAL BUILDING SECTIONS & BASEMENTS**

Sec	Occupancy	MSCIs	Rank	YrBlt	Eff Yr	Level	Area	Perim	Hgt.	In Use	RCN	% Gd	Value
1	Office Building	S	1	1965		01/01	6060	334	10		720853	30	216260

**DEPRECIATION FOR Office Building**

Physical Condition	Functional	Econ	Override Percent	Override Reason
Normal/AV	Fair		0	

**DWELLING COMPONENTS**

Code	Units	Pct	Year
10011	144	0	
611 Package Unit	0	100	
916 Single -Metal on Steel Frame	0	100	

Johnson County Appraiser CARDS																																									
Property Record Card																																									
Parcel ID: 0460972603014013000			Quick Ref: R24195			Tax Year: 2023			Run Date: 5/30/2023 3:45:37 PM																																
<b>PROPERTY SITUS ADDRESS</b>								<b>INSPECTION HISTORY</b>																																	
000249 N TROOST ST, OLATHE, KS								<table border="1"> <thead> <tr> <th>Date</th> <th>Process</th> <th>Reason</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>10/8/2019</td> <td>1 - Interview and Measure - Field Review</td> <td></td> <td>1</td> </tr> <tr> <td>10/6/2014</td> <td>1 - Inspected 17% - Digital Review</td> <td></td> <td></td> </tr> <tr> <td>7/30/2008</td> <td>1 - Inspected 17% - Digital Review</td> <td></td> <td></td> </tr> <tr> <td>7/30/2002</td> <td>7 - Grade &amp; Depreciation Review - Drive By or Photo Review</td> <td></td> <td>6</td> </tr> </tbody> </table>				Date	Process	Reason	Code	10/8/2019	1 - Interview and Measure - Field Review		1	10/6/2014	1 - Inspected 17% - Digital Review			7/30/2008	1 - Inspected 17% - Digital Review			7/30/2002	7 - Grade & Depreciation Review - Drive By or Photo Review		6										
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Sqft	21 - Medium Size Commercial Land	26086.00	99	0					600	1	4	4	4.00	91.300																											
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Johnson County Appraiser CARDS														
Property Record Card														
Parcel ID: 0460972603014013000			Quick Ref: R24195			Tax Year: 2023			Run Date: 5/30/2023 3:45:37 PM					
<b>AGRICULTURE LAND</b>										<b>AG LAND SUMMARY</b>				
<b>Type</b>	<b>Acres</b>	<b>Soil Unit</b>	<b>Irr Type</b>	<b>Well Depth</b>	<b>Acres Feet</b>	<b>Acres Ft/Ac</b>	<b>Adj Code</b>	<b>Base Rate</b>	<b>Adj Rate</b>	<b>Value</b>	<b>Total Acres:</b>			
											<b>Total Use Value:</b>			
											<b>Total Mkt Value:</b>			
<b>OTHER BUILDING IMPROVEMENTS</b>														
<b>Occupancy</b>	<b>MSCIs</b>	<b>Rank</b>	<b>Qty</b>	<b>Eff Yr</b>	<b>LBCS</b>	<b>Area</b>	<b>Perim</b>	<b>Hgt</b>	<b>Dimision</b>	<b>Stories</b>	<b>Clis</b>	<b>RCN</b>	<b>% Gd</b>	<b>Value</b>
Site Improvements	C	2	1		10		8			1		0	30	28,490
<b>DEPRECIATION FOR Site Improvements</b>														
<b>Physical Condition</b>	<b>Functional</b>			<b>Econ</b>	<b>Override Percent</b>	<b>Override Reason</b>								
Normal/AV	Fair													
<b>BUILDING COMPONENTS for Site Improvements</b>														
<b>Code</b>	<b>Units</b>	<b>Pct</b>	<b>Size</b>	<b>Rank</b>	<b>Year</b>									
Paving, Asphalt w/Base	17.200	30												
<b>IMPROVEMENT COST SUMMARY</b>														
<b>Other Improvements RCN:</b> 0														
<b>Eco Adj:</b>														
<b>Other Improvement Value:</b> 28,490														





## Property Record Card

Johnson County Appraiser CARDS																																	
Property Record Card																																	
Parcel ID: 0460972603014003000		Quick Ref: R6821		Tax Year: 2023		Run Date: 5/30/2023 3:39:46 PM																											
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000300 N MARION ST, OLATHE, KS				<table border="1"> <thead> <tr> <th>Date</th> <th>Process</th> <th>Reason</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>10/8/2019</td> <td>1 - Interview and Measure - Field Review</td> <td></td> <td></td> </tr> <tr> <td>9/16/2015</td> <td>J - Inspected and Measured 17% - Digital Review</td> <td></td> <td></td> </tr> <tr> <td>3/25/2015</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> <tr> <td>4/1/2013</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> </tbody> </table>						Date	Process	Reason	Code	10/8/2019	1 - Interview and Measure - Field Review			9/16/2015	J - Inspected and Measured 17% - Digital Review			3/25/2015	GM - Georeference Maintenance			4/1/2013	GM - Georeference Maintenance						
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<b>GENERAL PROPERTY INFORMATION</b>				046-097-26-0-30-14-003.00-0 04/19/2016																													
<b>Prop Class:</b> Commercial & Industrial - C <b>Living Units:</b> 0 <b>Zoning:</b> M-2 <b>Neighborhood:</b> 431.N <b>Econ. Adj. Factor:</b> 110.00 <b>Map/Routing:</b> J26 <b>Tax Unit Group:</b> 0008				<b>PROPERTY FACTORS</b>																													
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26-13-23 S 163.80' W 325.55' S 1/2 NE 1/4 SW 1/4 SW 1/4 1.23 ACS M/L OLC-0210 0006				<b>BUILDING PERMITS</b>																													
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Sqft	21 - Medium Size Commercial Land	53397.00		0					600	1	4	4	4.00	186.890																			
													<b>Total</b>	<b>186.890</b>																			

**Johnson County Appraiser CARDS**  
**Property Record Card**

Parcel ID: 0460972603014002000      Quick Ref: R6822      Tax Year: 2023      Run Date: 5/30/2023 3:34:52 PM

<b>PROPERTY SITUS ADDRESS</b> 000310 N MARION ST, OLATHE, KS		<b>INSPECTION HISTORY</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Process</th> <th>Reason</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>10/8/2019</td> <td>1 - Interview and Measure - Field Review</td> <td></td> <td></td> </tr> <tr> <td>7/7/2015</td> <td>J - Inspected and Measured 17% - Digital Review</td> <td></td> <td></td> </tr> <tr> <td>3/25/2015</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> <tr> <td>4/1/2013</td> <td>GM - Georeference Maintenance</td> <td></td> <td></td> </tr> </tbody> </table>	Date	Process	Reason	Code	10/8/2019	1 - Interview and Measure - Field Review			7/7/2015	J - Inspected and Measured 17% - Digital Review			3/25/2015	GM - Georeference Maintenance			4/1/2013	GM - Georeference Maintenance														
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4/1/2013	GM - Georeference Maintenance																																	
<b>LAND BASED CLASSIFICATION SYSTEM</b> <b>Function:</b> 2401 General office buildings (1-4 store) <b>Activity:</b> 2300 Office activities <b>Ownership:</b> 1100 Private-fee simple <b>Site:</b> 6000 Developed site - with buildings	<b>01/13/2022</b>																																	
<b>GENERAL PROPERTY INFORMATION</b> <b>Prop Class:</b> Commercial & Industrial - C <b>Living Units:</b> 0 <b>Zoning:</b> M-2 <b>Neighborhood:</b> 431.N <b>Econ. Adj. Factor</b> <b>Map/Routing:</b> J26 <b>Tax Unit Group:</b> 0008	<b>PROPERTY FACTORS</b> <b>Topography:</b> 1 - Level <b>Utilities:</b> 1 - All Public <b>Access:</b> 1 - Paved Road <b>Fronting:</b> 3 - Secondary Street <b>Location:</b> 6 - Neighborhood or Spct <b>Parking Type:</b> 1 - Off Street <b>Parking Quantity:</b> 2 - Adequate <b>Parking Proximity:</b> 3 - On Site <b>Parking Covered:</b> <b>Parking Uncovered:</b> 34.000000	<b>BUILDING PERMITS</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>Amount</th> <th>Type</th> <th>Issue Date</th> <th>Status</th> <th>%</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: center;">No permits listed.</td> </tr> </tbody> </table>	Number	Amount	Type	Issue Date	Status	%	No permits listed.																									
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Sqft	21 - Medium Size Commercial Land	53007.00		0		79510.0000	00		600	1	4	4	4.00	185,520																				
													<b>Total</b>	<b>185,520</b>																				

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Parcel ID: 0460972603014002000      Quick Ref: R6822      Tax Year: 2023      Run Date: 6/5/2023 1:52:44 PM

<b>GENERAL BUILDING INFORMATION</b> <b>LBCS Structure Code:</b> 2101 Office building (low rise 1-4 stories) <b>Bldg No. &amp; Name:</b> 1.000000 - HISONIC <b>Identical Units:</b> 1 <b>No. of Units:</b> 1 <b>Unit Type:</b> <b>MS Mult:</b> <b>MS Zip:</b>	<b>IMPROVEMENT COST SUMMARY</b> <b>Building RCN:</b> 720.853 <b>Mkt Adj:</b> 100 <b>Eco Adj:</b> 0.000000 <b>Building Value:</b> <b>Other Improvements RCN:</b> 72.630 <b>Other Improvements Value:</b> 29.050												
<b>APARTMENT DATE</b>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 12.5%;">1</td> <td style="width: 12.5%;">2</td> <td style="width: 12.5%;">3</td> <td style="width: 12.5%;">4</td> <td style="width: 12.5%;">5</td> <td style="width: 12.5%;">6</td> <td style="width: 12.5%;">7</td> <td style="width: 12.5%;">8</td> </tr> </table>		1	2	3	4	5	6	7	8				
1	2	3	4	5	6	7	8						
<b>Units:</b> <b>BR Type:</b> <b>Baths:</b>													
<b>COMMERCIAL BUILDING SECTIONS &amp; BASEMENTS</b>													
Sec	Occupancy	MSCIs	Rank	YrBlt	Eff Yr	Level	Area	Perim	Hgt.	In Use	RCN	% Gd	Value
1	Office Building	S	1	1965		01/01	6060	334	10		720853	30	216260
<b>DEPRECIATION FOR Office Building</b>													
Physical Condition	Functional	Econ	Override Percent	Override Reason									
Normal/AV	Fair		0										
<b>DWELLING COMPONENTS</b>													
Code	Units	Pct	Year										
10011	144	0											
611 Package Unit	0	100											
916 Single -Metal on Steel Frame	0	100											