INNOVATION –CENTER–

Repurposed Property Fact Sheet

City: **County:**

Address or Intersection: **Asking Price if Known:**

Current Occupant:

Past Use: **Current Use:**

Current Zoning: **Occupied or Vacant?**   *Yes   No*

Description of Prior Use:

Is the Property on the Historic Register

    Federal: *Yes   No*   *State*: *Yes   No*

In a Business District: *Yes   No*

Current Appraised Value by County Appraiser   **Full Mill Levy for Property:**

    Improvements: **$**

    Land: **$**

    Total: **$**

Contact: **Owner:**

    Name: **Name:**

    Email: **Email:**

    Telephone(s):   **Telephone(s):**

Sq. Feet of Building: **Unusual Features:**

Total Sq. Feet of the Property: **Pending Issues:**

Pictures Attached: *Yes   No*

Real Estate Information

This database was last updated on 9/9/2023 at 6:09 AM

Parcel Details for 071-018-27-0-20-28-008.00-0
Quick Reference #: R479

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Owner Information	
Owner's Name:	LYDAGRACE, LLC
Mailing	701 Blunt Downs Ks 67437

Property Address	
Address:	809 N Morgan Ave Downs, KS 67437

General Property Information	
Property Class:	Commercial & Industrial - C
Living Units:	
Zoning:	
Neighborhood:	501
Taxing Unit:	003 DOWNS

Deed Information	
Document #	**Document Link**
A115-139	

Neighborhood / Tract Information

Neighborhood:	501 Block: 15 Lot: 20
Tract:	Section: 27 Township: 06 Range: 11W
Tract Description:	DOWNS ORIGINAL TOWN, S27, T06, R11W, BLOCK 15, Lot 20 - & N5' OF LOT 21
Acres:	0.00
Market Acres:	0.00

Land Based Classification System

Function:	Downtown row store
Activity:	Goods-oriented shopping
Ownership:	Private-fee simple
Site:	Developed site - with buildings

Property Factors

Topography:	Level - 1	**Parking Type:**	On and Off Street - 3
Utilities:	All Public - 1	**Parking Quantity:**	Adequate - 2
Access:	Paved Road - 1	**Parking Proximity:**	On Site - 3
Fronting:	Major Strip or CBD - 1	**Parking Covered:**	
Location:	Central Business District - 1	**Parking Uncovered:**	

Appraised Values

Tax Year	Property Class	Land	Building	Total
2023	Commercial & Industrial -	1,890	16,300	18,190

Market Land Information ⌃

Type	Method	Area or Acres	Eff. Frontage	Eff. Depth	Est. Value
Regular Lot - 1	Frontage and Depth		26	140	1,890

Influence #1: **Influence #2:** **Influence Override:**
   Factor: **Factor:**   **Depth Factor:** 0.9700

Residential Information [Information Not Available] ⌃

Commercial Information ⌃

Building #: 1   : Sketch Vector Not Available

Building Information

LBCS Structure Code:
Downtown row store
   Building Name:
Bigger Better Bargains
   Identical Units: 1
   # of Units: 1
   Unit Type:
   MS Mult:
   MS Zip Code:

Apartment Information

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

Building Sections & Basements

MS #	Occup	Class	Rank	Year Built	Effective Year	Levels	Stories	Area	Perim	Hgt	Phys Cond	Func	Econ	Ovr %	Ovr Reason	Depr Use	% Class	MS RCN	Good	Value
1	Discount Store	FR	01/01	1906	2401	4 PR		Retail Store & Industrial - 034	Commercial	21	1,280							8,450		

Section Components

Code	Code Description	Unit Type	Units	Pct %	Other	Rank	Year	Comment
804	Block with Stucco			100				
612	Warmed and Cooled Air			100				

| 1 | Storage Warehouse | LO | 02/02 | 1906 | 2401 | 2 FR | | Apartment - 011 | Commercial & Industrial | 94,834 | | | | | | | 3 | 2,850 | | |

Section Components

Code	Code Description	Unit Type	Units	Pct %	Other	Rank	Year	Comment
804	Block with Stucco			100				
606	Space Heater			100				

Other Building Improvement Information ⌃

MS Occup	Class	Rank	Quantity	Year Built	Effective Year	LBCS	Area	Perim	Hgt	Dimensions (L x W)	Stories	Phys Cond	Func	Econ	Ovr %	Ovr Reason	% RCN	Good	Value
Site Improvements	C	FR	1	2011		10	8	6		6 x 25	1	FR	PR				5685	6	340

Components

Code	Code Description	Units	Percentage %	Area	Other	Rank	Year
8066	Canopy, Retail Steel Frame	150					

Agricultural Information [Information Not Available] ⌃

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