

HOUSING & NEIGHBORHOOD DEVELOPMENT REAL ESTATE REPORT

- a. **Common Address:** S Kansas Avenue (approximately 1229 – 1235 S Kansas) & SW 13th Street (approximately 108 & 110 SW 13th).
- b. **Legal Description:** **Tract I:** The South 10 feet of Lot 423, all of Lot 425 and the North 8 feet of the East 82 feet of Lot 427 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas.
- Tract II:** The South 17 feet of the east 82 feet of Lot 427, and the North 16 feet of the East 82 feet of Lot 429 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas.
- Tract III:** The South 9 feet of the East 82 feet of Lot 429, and the East 82 feet of Lot 431 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas.
- EXCEPT: A part of Lot 431 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas, described as follows: Beginning at the Southeast corner of said Lot 431; thence Northerly 23.16 feet along the East line of said Lot 431; thence Westerly 24.90 feet parallel to the South line of said lot 431; thence Southerly 23.16 feet parallel to the East line of said Lot 431 to the South line of said lot 431; thence Easterly 24.90 feet along said South line to the point of beginning.
- Tract IV:** The East 34 feet of the West 68 feet of Lots 427, 429 and 431 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas.
- Tract V:** The West 34 feet of Lots 427, 429 and 431 on Kansas Avenue, in Ritchies Addition to the City of Topeka, Shawnee County, Kansas
- c. **Current Zoning:** C1, Commercial Zoning District
- d. **Acquisition Date:** Two parcels in May 1987, two in July 1987, one in July 2009
- e. **Reason City Acquired:** Former voluntary acquisition/demolition program
- f. **How City Acquired:** Warranty Deed
- g. **Current Use:** Vacant land
- h. **Expected Future Use:** Commercial development
- i. **Appraised Value:** County 2014 Value is \$35,740
Total appraised value from Taggart & Associates – \$11,770.
- j. **Method of Disposal Results:** Competitive Bidding. By competitive sealed bids based upon a written request for proposals. A notice of the proposed sale shall be published in the official city newspaper at least 10 days prior to acceptance of proposals. All proposals shall be delivered to the director of administrative and financial services or designee by the time and date specified in the request for proposals. (Topeka Municipal Code 3.30.340)
- k. **Additional Information:** As these properties were acquired through a federally funded program, the proceeds from the sale of the properties are considered “program income” and as such shall be retained by HND and utilized for CDBG eligible uses.

S Kansas Avenue & 13th Street



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