

Taggart & Associates, Inc.

REAL ESTATE APPRAISALS
& CONSULTATION

SHADOW WOOD OFFICE PARK
5869 WEST 29TH STREET
TOPEKA, KANSAS 66614
TELEPHONE (785) 273-2334
FAX (785) 272-3699

RESTRICTED APPRAISAL REPORT of

Five Vacant Parcels NWC 13th Street and Kansas Avenue Topeka, Kansas

prepared for

City of Topeka
Topeka, Kansas

Market Value Opinion as of March 6, 2015 is:

Parcel I	\$5,195.00
Parcel II	\$2,435.00
Parcel III	\$3,120.00
Parcel IV	\$ 510.00
Parcel V	\$ 510.00

I have assumed the parcels could be developed under the "legal and conforming use commonly referred to as the grandfather clause".

The sum total of the values does not necessarily represent their value as a unit.

This is a Restricted Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it presents a limited discussion of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. This report sets forth only the appraiser's conclusions. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraisers are not responsible for unauthorized use of this report.

It is common practice for real estate appraisers to utilize County data for building improvement information and land size. Users of this report should understand that County data is most likely utilized in this appraisal for analyzing the land that includes comparable sales and the subject parcels.

CLIENT: Ms. Sasha Stiles, Director of Neighborhood Relations
City of Topeka, Kansas
620 SE Madison
Topeka, Kansas 66607

APPRAISER: Robert C. Taggart, MAI
Taggart and Associates, Inc.
5869 SW 29th Street
Topeka, Kansas 66614

SUBJECT: Five Vacant Parcels
NWC 13th Street and Kansas Avenue
Topeka, Kansas

PURPOSE OF THE APPRAISAL: To arrive at an opinion of market value as defined by the Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C. I assume market value to be the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus.

INTENDED USE OF REPORT: This appraisal is prepared for the sole and exclusive use of the appraiser's client and intended user, City of Topeka, in assisting with a market value opinion for possible marketing purposes. No third parties are authorized to rely upon this appraisal without the written consent of the appraiser.

In compliance with the ethics rule of USPAP, the appraiser hereby certifies that he has no current or prospective interest in the subject property or parties involved and has not performed any services regarding the subject property within the three-year period immediately preceding acceptance of this assignment as an appraiser or in any other capacity.

SCOPE OF WORK: In preparing this appraisal, the appraiser viewed the property, obtained information from Shawnee County public records, gathered information on the city of Topeka and the neighborhood on comparable sales through conversations with brokers, property managers, owners and other appraisers, as well as discussions with the building permit department relative to the feasibility in use and development of the parcels. This information was then applied to the appropriate approach in arriving at a value opinion. The appraiser did not develop the Cost or Income Approaches to value as they are not applicable approaches in the appraisal of vacant land. In completing this report, all market data is verified with the buyer, seller or a knowledgeable third party. Any information that cannot be specifically confirmed will be noted. The appraiser has taken due care to confirm all data to provide the most accurate, complete and timely information possible.

OWNERSHIP: City of Topeka

INTEREST VALUED: Fee Simple (*Source: Dictionary of Real Estate Appraisal, Fifth Edition*)

DEFINITION OF MARKET VALUE: I assume market value to be the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer and conditions whereby:

- A. Buyer and seller are typically motivated;
- B. Both parties are well informed or well advised and are acting in what they consider their own best interest;
- C. A reasonable time is allowed for exposure in the open market;
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(*Source: The Dictionary of Real Estate Appraisal, Fifth Edition*)

EFFECTIVE DATE OF VALUE: March 6, 2015

DATE PROPERTY VIEWED: March 6, 2015

CONCLUDED MARKET VALUE:	Parcel I	\$5,195.00
	Parcel II	\$2,435.00
	Parcel III	\$3,120.00
	Parcel IV	\$ 510.00
	Parcel V	\$ 510.00

I have assumed the parcels could be developed under the "legal and conforming use commonly referred to as the grandfather clause".

The sum total of the values does not necessarily represent their value as a unit.

ZONING: C-4 Commercial

FLOOD PLAIN: Zone X, areas determined to be outside the 0.2% annual chance floodplain as indicated on Community Panel No. 20177C0216E of the Flood Insurance Rate Map dated 9/29/11. (See Addendum)

2014 PROPERTY TAXES: The property is vacant land and owned by City of Topeka. The 2014 taxes for Parcel I were \$446.86. Parcels II, III, IV and V are exempt from taxes. The County Appraiser's office indicated that the City did not apply for an exemption for Parcel I.

SITE DESCRIPTION: S Kansas Avenue (approximately 1229 – 1235 S Kansas Avenue) and SW 13th Street (approximately 108 & 110 SW 13th). They are legally described as :

Parcel I : The south 10' of Lot 423, all of Lot 425 and the north 8' of the east 82' of Lot 427 on Kansas Avenue in Ritchies Addition to the City of Topeka, Shawnee County, Kansas. It is a slightly irregular site with 5,770 sq.ft.

Parcel II : The south 17' of the east 82' of Lot 427 and the north 16' of the east 82' of Lot 429 on Kansas Avenue in Ritchies Addition to the City of Topeka, Shawnee County, Kansas. Site size is 33' x 82', or 2,706 sq.ft.

Parcel III : The south 9' of the east 82' of Lot 429 and the east 82' 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' along the east line of said Lot 431 ; thence westerly 24.90' parallel to the south line of said Lot 431 ; thence southerly 23.16' parallel to the east line of said Lot 431 to the south line of said Lot 431 ; thence easterly 24.90' along said south line to the point of beginning. It is an irregular shape of 34' x 82' less the corner tract, or 3,463 sq.ft.

Parcel IV : The east 34' of the west 68' of Lots 427, 429 and 431 on Kansas Avenue in Ritchies Addition to the City of Topeka, Shawnee County, Kansas. Site size is 34' x 75', or 2,550 sq.ft.

Parcel V : The west 34' of Lots 427, 429 and 431 on Kansas Avenue in Ritchies Addition to the City of Topeka, Shawnee County, Kansas. Site size is 34' x 75', or 2,550 sq .ft.

The parcels are contiguous at the northwest corner of 13th Street and Kansas Avenue. They are level, above street grade and available to all utilities, paved streets and alley. Sidewalks serve Parcels I, II and III. Total area in all five parcels is 17,039 square feet.

HIGHEST & BEST USE:

Highest and best use as though vacant: Residential
The individual parcels are too small to support the present zoning.

THREE YEAR SALES HISTORY: None in the past three years.

VALUATION: The Sales Comparison Approach is the adjustment of known sales of similar type properties to the subject. Adjustments were made, where necessary, for date of sale, site size, location and conditions of sale. Those sales considered are as follows:

Parcels I, II & III:

Sale	Location	Sale Date	Sale Price	Size/Sq.Ft.	Price/Sq.Ft.	Adjusted To subject
1	NWC 14 th & Topeka	10/00	\$15,000	85'x102' 8,6270	\$1.73	87¢
2	1320 Monroe	8/13	\$8,000	32.5'x125' 4,062.5	\$1.96	98¢
3	408 S Topeka Blvd	10/11	\$5,000	37.5'x150' 5,625	88¢	88¢

Parcels IV & V:

4	NWC 14 th & VanBuren	4/09	\$2,000	75'x150' 12,150	16¢	16¢
5	13 th & Monroe	9/11	\$4,000	Irreg.Shape 21,780	18¢	18¢
6	1600 blk Tyler	6/08	\$16,205	4 parcels 26,275	62¢	31¢

Analysis of Sales:

No indication of any adjustment necessary for date of sale. Sales 1 and 2 adjusted -50% for adjoining property owner purchase. Sale 6 adjusted for multi-parcel purchase.

Parcels I, II and III: The median price is 88¢ per square foot and the mean is 91¢ per square foot. I concluded the value at 90¢ per square foot.

Parcels IV and V: The median price is 18¢ per square foot and the mean is 22¢ per square foot. I concluded the value at 20¢ per square foot.

My value conclusions as of March 6, 2015 are as follows:

Parcel I: 5,770 sq.ft. x 90¢ per sq.ft. = \$5,195.00 rounded
Parcel II: 2,706 sq.ft. x 90¢ per sq.ft. = \$2,435.00 rounded
Parcel III: 3,463 sq.ft. x 90¢ per sq.ft. = \$3,120.00 rounded
Parcel IV: 2,550 sq.ft. x 20¢ per sq.ft. = \$510.00
Parcel V: 2,550 sq.ft. x 20¢ per sq.ft. = \$510.00

The sum total of the values does not necessarily represent their value as a unit.

ESTIMATED MARKETING TIME: A marketing period is a function of time, price and use. It is not an isolated estimate of time alone. Consideration must be given to market supply and demand. The value estimates are based on an exposure and marketing time of six to twelve months if aggressively marketed at the appraised values. Marketing time is the estimated time it would take to market the property after the date of the appraisal.

ASSUMPTIONS AND LIMITING CONDITIONS:

1. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and location environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this appraisal report.

10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value opinions contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers and, in any event, only with proper written qualification and only in its entirety.
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales or other media without prior written consent and approval of the appraisers.
14. The value opinion is based on conditions that exist as of the effective date of the appraisal. The appraiser is not responsible for unforeseeable events that may occur affecting market conditions after the date of the appraisal.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Robert Taggart has not completed the continuing education program of the Appraisal Institute.



Robert C. Taggart, MAI
State Certified General Real
Property Appraiser G-436

Date Report Signed: March 12, 2015

ADDENDUM

Contents:

Photos

Maps

Sales Validation Questionnaires

City of Topeka Agreement for Appraisal Services

Appraiser Qualifications, Robert C. Taggart, MAI



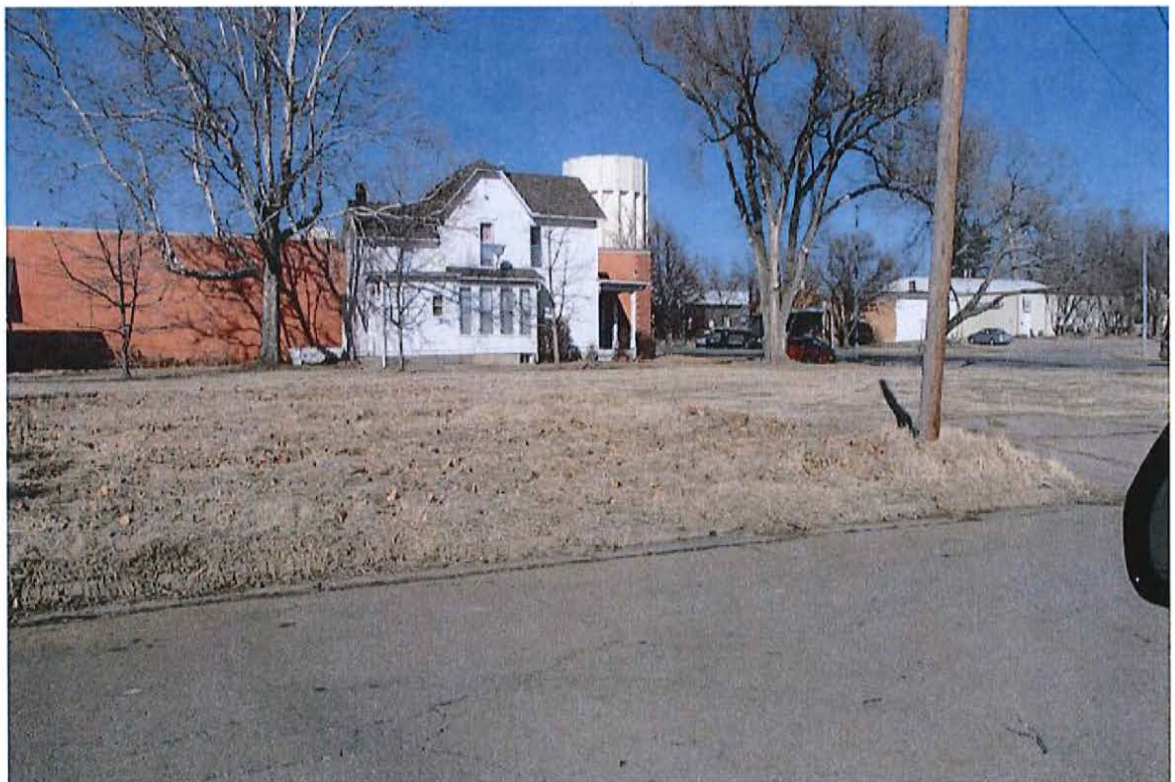
Parcel I



Parcel II



Parcel III



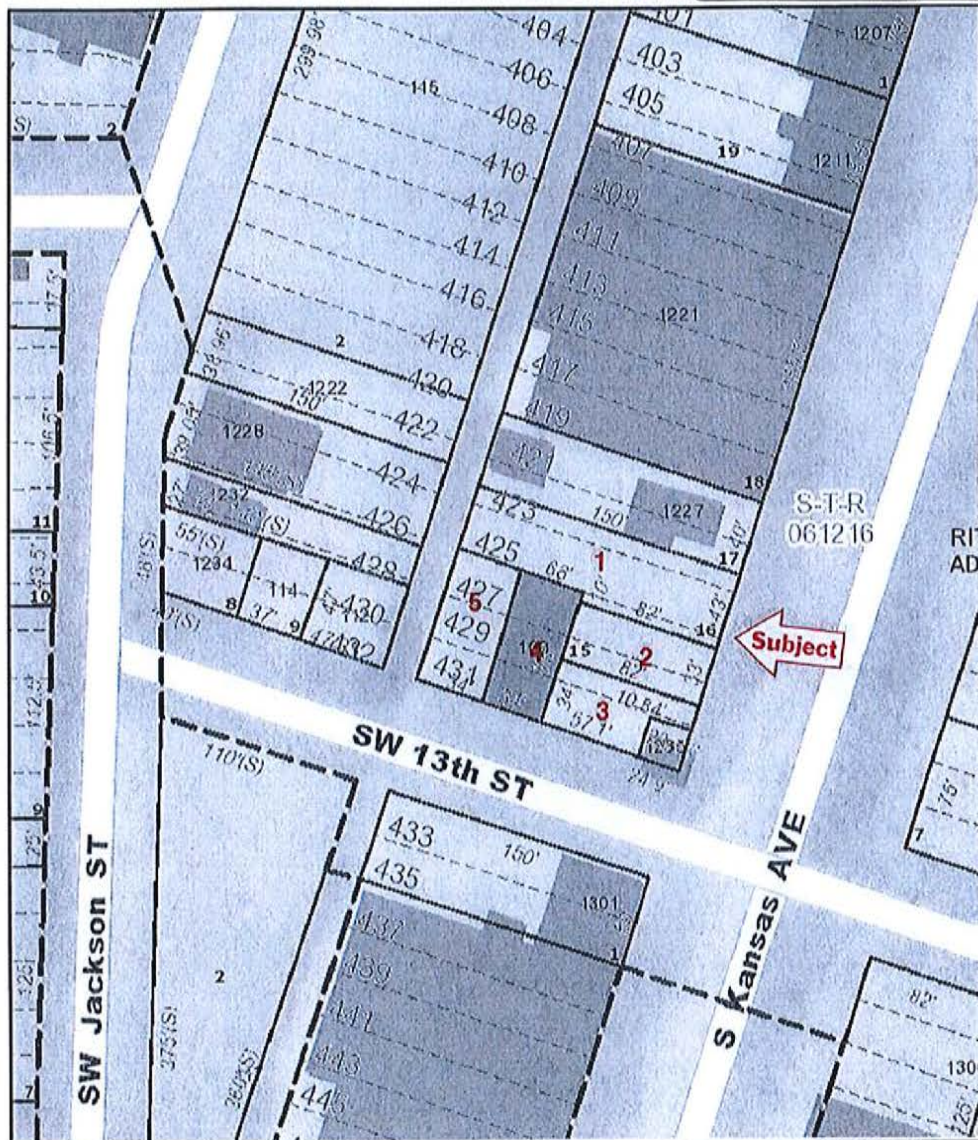
Parcel IV



Parcel V



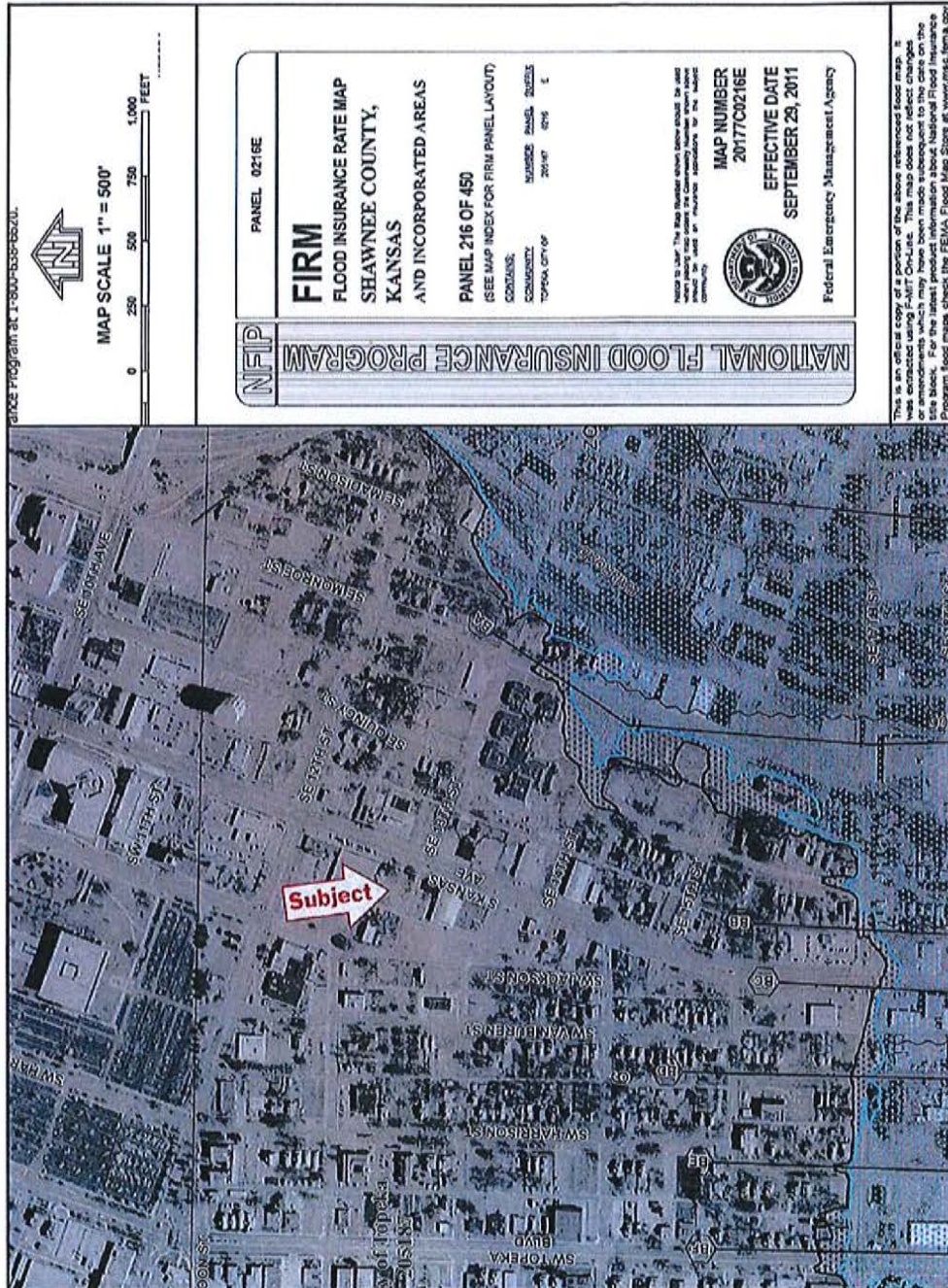
Location Map



Subject Property Shawnee County GIS Map

Printed: Mar 11, 2015

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KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		#	8	056064	CO. NO.	MAP	132	SEC	1	SHEET	25	QTR.	1A	BLOCK	608.00	PARCEL	OWN
DEED BOOK	3445	PAGE	348	349													
RECORDING DATE	10/10/2000	TYPE OF INSTRUMENT	CR	RA	DE					SPLIT		MO	YR	TY	AMOUNT	\$	V
		CR		RA		DE				MULTI							

SELLER (Grantor) NAME Georgina M. Webb & Kenneth E. & Thelma J. Roberts BUYER (Grantee) NAME William K. Rork

MAILING 4440 Wisconsin St MAILING 1321 S. Topeka Blvd

CITY/ST/ZIP Topeka, KS 66607 CITY/ST/ZIP Topeka, KS 66602-1816

PHONE NO. (785) 267-5761 PHONE NO. (785) 235-1650

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION
Pt of 497, 499, 501 & 503 Runtoons Add.

Property / Situs Address: 1321 S. Topeka Blvd.
Name and Mailing Address for Tax Statements: same as above

CHECK ANY FACTORS THAT APPLY TO THIS SALE: (See Instructions on back of form.)

1. SPECIAL FACTORS

☐ Sale between immediate family members:
SPECIFY THE RELATIONSHIP _____

☐ Sale involved corporate affiliates belonging to the same parent company

☐ Auction Sale

☐ Deed transfer in lieu of foreclosure or repossession

☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)

☐ Sale involved a government agency or public utility

☐ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association

☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation

☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)

☐ Sale of only a partial interest in the real estate

☐ Sale involved a trade or exchange of properties

☒ NONE OF THE ABOVE

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:

☐ Single Family Residence ☐ Agricultural Land

☐ Farm/Ranch With Residence ☐ Mineral Rights Included? ☐ Yes ☐ No

☐ Condominium Unit ☐ Yes ☐ No

☐ Vacant Land ☐ Apartment Building

☒ Other: (Specify) _____ ☐ Commercial/Industrial Bldg.

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO

5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO

If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____

If Mobile Home Year _____ Model _____

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 17 ☐ YES ☒ NO

☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions

Date Completed _____

7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ _____

8. METHOD OF FINANCING (check all that apply):

☐ New loan(s) from a Financial Institution

☐ Seller Financing ☐ Assumption of Existing Loan(s)

☒ All Cash ☐ Trade of Property ☐ Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☒ YES ☐ NO If not, explain _____

(SEE #9 INSTRUCTION ON BACK)

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☐ YES ☒ NO

11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) ☒ YES ☐ NO

12. TOTAL SALE PRICE \$ 15,000 DEED DATE 10/10/2000

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME Georgina Webb

SIGNATURE Georgina Webb

☒ GRANTOR (SELLER) ☐ GRANTEE (BUYER)

AGENT DAYTIME PHONE NO. () _____

PV-RE-21 (REV. 01/96) Please place form on a hard surface and use ball point pen when completing. WHITE - REGISTER OF DEEDS, PINK - PVD, YELLOW - COUNTY APPRAISER

af

DATE: 11/01/00 COMMERCIAL SALES VALIDATION DOCUMENTATION RECORD
 COV NUMBER: 056064 PARCEL # 089-133-06-0-20-10-008.00-0 BUYER: ROK WILLIAM K
 SALE AMOUNT: \$15,000 LAND USE CODE: 500.0 SELLER:
 NEIGHBORHOOD: 314.0 GRP NUMBER: 50 PROPERTY ADDRESS: 01335 SW TOPEKA BLV
 PERSON CONTACTED: Mr. ROK'S (Secretary) PHONE NO: 5-31-01
 HOW CONTACTED: Phone DATE: 5-31-01
 RELATIONSHIP TO PROPERTY: buyer BLDG NAME:
 COMMENTS:
Vacant land - was offered on open market - purchased by adjoining property
owner. No plans for any development at this time

***** FINAL SALES DETERMINATION *****
 MONTH YEAR TYPE AMOUNT SOURCE VAL D
 10 2000 1 \$15,000 C 50
 SIGNATURE OF APPRAISER: [Signature] DATE: 5-31-01
 SIGNATURE OF APPRAISER: [Signature] DATE: 5-31-01
 ***** SOURCE CODES *****
 1. BUYER
 2. SELLER
 3. AGENT
 4. OTHER
 5. SALE PRICE ADJ.
 6. REGISTERED CONTRACT
 7. FOR DEED
 8. PROPERTY CHANGED AFTER JAN. 1
 9. SALE VALIDATED FROM SALES
 10. VALIDATION QUESTIONNAIRE
 ***** VALIDITY CODES *****
 0. VALID SALE
 1. MULTIPARCEL
 2. NOT OPEN MARKET
 3. CHG. AFTER SALE
 4. RELATED PARTIES
 5. LIQ / FORCED SALE
 6. FIN / LAND CONTRACT
 7. CONST. COST ONLY PROP / NON
 8. REVERSE TRANSFER
 9. UNVALIDATED

PROCESSING CHECK LIST
 LEGAL DESC. REVIEWED 11-2-00 ID P
 MAP(S) PRODUCED 11-2-00 P 4117
 PRELIMINARY REVIEW [Signature]
 FIELD REVIEW W/ ICS 6-11-01
 PHOTO TAKEN [Signature]
 FOLLOW-UP CONTACT MADE 5-31-01
 VALIDITY DETERMINED [Signature]
 CHANGES MADE IN CMA
 CSAL COMPLETED

SALES FILE CHECK LIST
 DOCUMENTATION RECORD
 SALES QUESTIONNAIRE
 ICS FIELD COPY
 ICS SALES HISTORY
 COST LADDER
 DATED PHOTO W/ PIN
 COMPS

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website information below)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		DEED BOOK <u>2013R19686</u>		113272089		CO. NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN
RECORDING DATE <u>8/30/13</u>	TYPE OF INSTRUMENT <u>CR</u>	RA	DE	SPLIT <input type="checkbox"/>	MO	YR	TY	AMOUNT	\$	V			
SELLER (Grantor) NAME <u>Robert F. & Charlene L. Warren</u>				BUYER (Grantee) NAME <u>Sylvester J. Brast</u>									
MAILING <u>1222 SE Monroe</u>				MAILING <u>5032 SE Tecumseh Rd</u>									
CITY/ST/ZIP <u>Towanda KS</u>				CITY/ST/ZIP <u>Berryton, KS 66409</u>									
PHONE NO. ()				PHONE NO. <u>785 379-9815</u>									
email (optional)				email (optional)									
IF AN AGENT SIGNS THIS FORM BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.													
BRIEF LEGAL DESCRIPTION <u>520 ft x 44.52' 1/2 lot 454, Ritchie's Add.</u>				Property / Site Address: <u>1222 SE Monroe</u> Name and Mailing Address for Tax Statements: <u>Sylvester J. Brast</u> <u>5032 SE Tecumseh Rd</u> <u>Berryton, KS 66409</u>									
1. Check any special factors that apply: <input type="checkbox"/> Sale between immediate family members: Specify the relationship _____ <input type="checkbox"/> Sale involved corporate affiliates or related entities <input type="checkbox"/> Auction sale (absolute auction) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Short sale (amount of lien(s) exceeds sale proceeds) <input type="checkbox"/> Transfer in lieu of foreclosure or repossession <input type="checkbox"/> Sale involved a build-to-suit or leaseback arrangement <input type="checkbox"/> Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate) <input type="checkbox"/> Sale involved a government agency or public utility <input type="checkbox"/> Buyer (new owner) is a religious, charitable, or organization, school or educational association <input type="checkbox"/> Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation <input type="checkbox"/> Sale of only a partial interest in the real estate <input type="checkbox"/> Sale involved a trade or exchange of properties <input checked="" type="checkbox"/> None of the above				6. Were any changes made to the property since January 1 st ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Demolition <input type="checkbox"/> New construction <input type="checkbox"/> Remodeling <input type="checkbox"/> Additions Date completed _____ Amount \$ _____ 7. Were any delinquent property taxes paid by the buyer? Am I <input type="checkbox"/> Yes AND the amount was included in the total sale price <input type="checkbox"/> Yes but the amount was not included in the total sale price <input checked="" type="checkbox"/> No delinquent property taxes were included in the sale 8. Method of financing (check all that apply): <input type="checkbox"/> New loan(s) from a financial institution <input type="checkbox"/> IRS 1031 Exchange <input type="checkbox"/> Seller financing <input type="checkbox"/> Assumption of an existing loan(s) <input checked="" type="checkbox"/> All cash <input type="checkbox"/> Trade of property <input type="checkbox"/> Not applicable 9. Was the property offered to other potential buyers? <input type="checkbox"/> Yes: Advertised (listed, Internet, yard sign, word-of-mouth, etc.) <input checked="" type="checkbox"/> No: Private purchase (not offered on the open market) 10. Does the buyer hold title to any adjoining property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 11. Are there any additional facts that would cause this sale to be a distressed, forced, or non-arms length exchange? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe _____									
2. Check use of property at the time of sale: <input type="checkbox"/> Single family residence <input type="checkbox"/> Agricultural land <input type="checkbox"/> Farm/Ranch with residence <input type="checkbox"/> Mineral rights <input type="checkbox"/> Condominium unit <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Vacant land <input type="checkbox"/> Apartment building <input type="checkbox"/> Other: (Specify) _____ <input type="checkbox"/> Commercial/Industrial				K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500. 12. TOTAL SALE PRICE \$ <u>8,000.00</u> DEED DATE <u>8/29/2013</u> 13. I have read the instructions for completing this form and certify that the above information is true and accurate. Print name <u>Sylvester J. Brast</u> Signature <u>Sylvester J. Brast</u> <input type="checkbox"/> Grantor (Seller) <input checked="" type="checkbox"/> Grantee (Buyer) <input type="checkbox"/> Agent Daytime phone number ()									
3. Was the property rented or leased at the time of sale? <input type="checkbox"/> Yes (number of years remaining on lease _____) <input checked="" type="checkbox"/> Tenant is buyer <input checked="" type="checkbox"/> No 4. Did the sale price include an operating business? <input type="checkbox"/> Yes (estimated value \$ _____) <input checked="" type="checkbox"/> No 5. Was any personal property included in the sale price (such as furniture, equipment, inventory, machinery, crops, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe _____ Estimated value of all personal property items included in sale price \$ _____													
If Mobile Home: Year _____ Model _____ PV RE-33-CP KANSAS REAL ESTATE SALES VALIDATION ONE-PART QUESTIONNAIRE WEBSITE ADDRESS: (Rev. 03/12) http://www.karevenue.org/validationsite.html													



SN029998

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website address below for approved list)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		DEED BOOK <u>4444</u> PAGE <u>154</u>		# <u>107238</u> CO. NO. <u>089</u>		MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWNER	
RECORDING DATE <u>10.7.11</u>	TYPE OF INSTRUMENT CR _____ RA _____ DE _____		SPLIT <input type="checkbox"/> MULT <input type="checkbox"/>		NO	YR	TY	AMOUNT		S		V	
SELLER (Grantor) NAME <u>Deborah A Edwards</u>		BUYER (Grantee) NAME <u>City of Topeka</u>		VALUING <u>419 SW Taylor</u>		MAILING <u>620 SE Madison</u>		CITY/STATE <u>Topeka Kansas 66603</u>		CITY/STATE <u>Topeka KS 66603</u>		PHONE NO. <u>785 235-2483</u>	PHONE NO. <u>785 368-3711</u>

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION
South Half of Lot 118 and all of Lot 120 Taylor Street (Original Town) in the City of Topeka, Shawnee County, Kansas

Property / Site Address:
 Name and Mailing Address for Tax Statements
same

CHECK ANY FACTORS THAT APPLY TO THIS SALE (See instructions on back of form.)

1. SPECIAL FACTORS
☐ Sale between immediate family members: SPECIFY THE RELATIONSHIP _____
☐ Sale involved corporate affiliates belonging to the same parent company _____
☐ Auction Sale _____
☐ Deed rendered in lieu of foreclosure or repossession _____
☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate) _____
☒ Sale involved a government agency or public entity _____
☐ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association _____
☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation _____
☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)
☐ Sale of only a partial interest in the real estate _____
☐ Sale involves a trade or exchange of properties _____
☐ NONE OF THE ABOVE

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:
☐ Single Family Residence ☐ Agricultural Land
☐ Farm/Ranch With Residence ☐ Mineral Rights Included? ☐ Yes ☐ No
☐ Condominium Unit ☐ Yes ☐ No
☒ Vacant Land ☐ Apartment Building
☐ Other: (Specify) _____ ☐ Commercial/Industrial Bldg

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO

5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO
 If yes, please describe: _____

Estimated value of all personal property items included in the sale price \$: _____
 If Mobile Home Year _____ Model _____

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1? ☐ YES ☒ NO
☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions
 Date Completed: _____

7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ _____

8. METHOD OF FINANCING (check all that apply):
☐ New loan(s) from a financial institution
☐ Seller Financing ☐ Assumption of Existing Loan(s)
☒ All Cash ☐ Trade of Property ☐ Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☒ YES ☐ NO If not, explain: _____

(SEE #9 INSTRUCTION ON BACK)

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☒ YES ☐ NO

11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) ☐ YES ☒ NO

12. TOTAL SALE PRICE \$ 5,000
 DEED DATE 10.17.2011

13. I CERTIFY THAT THE ADDRESSES TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME Deborah A Edwards
 SIGNATURE Deborah A Edwards
☒ GRANTOR (SELLER) ☐ GRANTEE (BUYER)
☐ AGENT DAYTIME PHONE NO. () _____

PPR-210P-03 RIV-01661 KANSAS REAL ESTATE SALES VALIDATION ONE-PART QUESTIONNAIRE WEBSITE ADDRESS: <http://www.klsk.org/publications/ppr210p03v01661.html>

Received Time Oct. 10, 2011 11:03AM No. 1527

FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website address below for approved list)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE 7233

FOR COUNTY USE ONLY:		NO. 98690		287		CO. NO.		MAP		SEC		SHEET		QTR.		BLOCK		PARCEL		OWN									
DEED BOOK	4680	PAGE	88	DATE		9.10.09		TYPE OF INSTRUMENT		CR		RA		DE		SPLIT		MO		YR		TY		AMOUNT		S		V	

SELLER (Grantor) NAME Downtown Masonic Temple Association BUYER (Grantee) NAME Corner Stone of Topeka, Inc.
 MAILING 214 SW 14th Street MAILING 1195 SW Buchanan
 CITY/ST/ZIP Topeka KS 66612 CITY/ST/ZIP Topeka KS 66604
 PHONE NO. (785) 232 2919 PHONE NO. (785) 232 1658

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION Lot 449, 501, 503 on Van Buren St. in the town of Topeka
 Property / Situs Address: Vacant land
 Name and Mailing Address for Tax Statements: (Same as above)

CHECK ANY FACTORS THAT APPLY TO THIS SALE

- SPECIAL FACTORS
 - ☐ Sale between immediate family members: SPECIFY THE RELATIONSHIP _____
 - ☐ Sale involved corporate affiliates belonging to the same parent company
 - ☐ Auction Sale
 - ☐ Deed transfer in lieu of foreclosure or repossession
 - ☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 - ☐ Sale involved a government agency or public utility
 - ☒ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - ☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 - ☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)
 - ☐ Sale of only a partial interest in the real estate
 - ☐ Sale involved a trade or exchange of properties
 - ☐ NONE OF THE ABOVE

- CHECK USE OF PROPERTY AT THE TIME OF SALE:
 - ☐ Single Family Residence ☐ Agricultural Land
 - ☐ Farm/Ranch With Residence ☐ Mineral Rights Included?
 - ☐ Condominium Unit ☐ Yes ☐ No
 - ☒ Vacant Land ☐ Apartment Building
 - ☐ Other: (Specify) _____ ☐ Commercial/Industrial Bldg.

- WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO

- DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO

- WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO
 If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____
 If Mobile Home Year _____ Model _____

(See Instructions on back of form.)

- ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 17 ☐ YES ☒ NO
☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions
 Date Completed _____

- WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ _____

- METHOD OF FINANCING (check all that apply):
☐ New loan(s) from a Financial Institution
☐ Seller Financing ☐ Assumption of Existing Loan(s)
☒ All Cash ☐ Trade of Property ☐ Not Applicable

- WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☒ YES ☐ NO If not, explain _____

(SEE #9 INSTRUCTION ON BACK)

- DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☐ YES ☒ NO

- ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) ☐ YES ☒ NO

12. TOTAL SALE PRICE \$ 2,000.00

DEED DATE 04.10.09

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME Daniel Gassman

SIGNATURE Daniel Gassman

☒ GRANTOR (SELLER) ☐ GRANTEE (BUYER)
☐ AGENT DAYTIME PHONE NO. () _____

PV-RE-21-OP-CG
 (REV. 06/04)

KANSAS REAL ESTATE SALES VALIDATION ONE-PART QUESTIONNAIRE WEBSITE ADDRESS:
<http://www.ksrevenue.org/pvdratiostats.htm>

16647

FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website address below for approved list)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY		CO. NO. 089 MAP 106889 SEC 08 SHEET 089 QTR. 089 BLOCK 089 PARCEL 089 OWN 089
DEED 4932	PAGE 171	
RECORDING DATE 9/23/11	TYPE OF INSTRUMENT CR RA DE DE SPLIT <input type="checkbox"/> MO YR TY AMOUNT S V MULTI <input type="checkbox"/>	

SELLER (Grantor) NAME <u>John Alonzo; Julian Alonzo</u> MAILING <u>4458 NW Mission Rd</u> CITY/ST/ZIP <u>Topeka, KS 66615</u> PHONE NO. <u>785-256-0513</u>	BUYER (Grantee) NAME <u>Robert Keeling</u> MAILING <u>1414 SW Summit Woods Dr Apt #3</u> CITY/ST/ZIP <u>Topeka, KS 66615</u> PHONE NO. <u>(785) 271-2194</u>
---	--

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION <u>Lots 409-425, (odd) Madison St., Ritchie's Addn.</u>	Property / Situs Address: <u>308 SE 13th, Topeka, KS 66612</u> Name and Mailing Address for Tax Statements <u>APPROVE</u>
--	---

CHECK ANY FACTORS THAT APPLY TO THIS SALE (See Instructions on back of form.)

<p>1. SPECIAL FACTORS</p> <p><input type="checkbox"/> Sale between immediate family members: SPECIFY THE RELATIONSHIP _____</p> <p><input type="checkbox"/> Sale involved corporate affiliates belonging to the same parent company</p> <p><input type="checkbox"/> Auction Sale</p> <p><input type="checkbox"/> Deed transfer in lieu of foreclosure or repossession</p> <p><input type="checkbox"/> Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)</p> <p><input type="checkbox"/> Sale involved a government agency or public utility</p> <p><input type="checkbox"/> Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association</p> <p><input type="checkbox"/> Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation</p> <p><input type="checkbox"/> Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)</p> <p><input type="checkbox"/> Sale of only a partial interest in the real estate</p> <p><input type="checkbox"/> Sale involved a trade or exchange of properties</p> <p><input checked="" type="checkbox"/> NONE OF THE ABOVE</p> <p>2. CHECK USE OF PROPERTY AT THE TIME OF SALE:</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Single Family Residence</td> <td><input type="checkbox"/> Agricultural Land</td> </tr> <tr> <td><input type="checkbox"/> Farm/Ranch With Residence</td> <td><input type="checkbox"/> Mineral Rights Included?</td> </tr> <tr> <td><input type="checkbox"/> Condominium Unit</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> </tr> <tr> <td><input checked="" type="checkbox"/> Vacant Land</td> <td><input type="checkbox"/> Apartment Building</td> </tr> <tr> <td><input type="checkbox"/> Other: (Specify) _____</td> <td><input type="checkbox"/> Commercial/Industrial Bldg.</td> </tr> </table> <p>3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, please describe _____</p> <p>Estimated value of all personal property items included in the sale price \$ _____</p> <p>If Mobile Home Year _____ Model _____</p>	<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Farm/Ranch With Residence	<input type="checkbox"/> Mineral Rights Included?	<input type="checkbox"/> Condominium Unit	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Vacant Land	<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Other: (Specify) _____	<input type="checkbox"/> Commercial/Industrial Bldg.	<p>6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 17? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p><input type="checkbox"/> Demolition <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling <input type="checkbox"/> Additions Date Completed _____</p> <p>7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO AMOUNT \$ _____</p> <p>8. METHOD OF FINANCING (check all that apply):</p> <p><input type="checkbox"/> New loan(s) from a Financial Institution</p> <p><input type="checkbox"/> Seller Financing <input type="checkbox"/> Assumption of Existing Loan(s)</p> <p><input checked="" type="checkbox"/> All Cash <input type="checkbox"/> Trade of Property <input type="checkbox"/> Not Applicable</p> <p>9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If not, explain _____</p> <p style="text-align: center;">(SEE #9 INSTRUCTION ON BACK)</p> <p>10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>12. TOTAL SALE PRICE \$ <u>4,000.00</u></p> <p>DEED DATE <u>9/23/11</u></p> <p>13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.</p> <p>PRINT NAME <u>Robert Keeling</u></p> <p>SIGNATURE <u>[Signature]</u></p> <p><input type="checkbox"/> GRANTOR (SELLER) <input checked="" type="checkbox"/> GRANTEE (BUYER)</p> <p><input type="checkbox"/> AGENT DAYTIME PHONE NO. <u>(785) 271-2194</u></p>
<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Agricultural Land										
<input type="checkbox"/> Farm/Ranch With Residence	<input type="checkbox"/> Mineral Rights Included?										
<input type="checkbox"/> Condominium Unit	<input type="checkbox"/> Yes <input type="checkbox"/> No										
<input checked="" type="checkbox"/> Vacant Land	<input type="checkbox"/> Apartment Building										
<input type="checkbox"/> Other: (Specify) _____	<input type="checkbox"/> Commercial/Industrial Bldg.										

PV-RE-21-OP-CG
 (REV. 06/04)

KANSAS REAL ESTATE SALES VALIDATION ONE-PART QUESTIONNAIRE WEBSITE ADDRESS:
<http://www.karavene.org/pvdrealstate.htm>

SN020109

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website address below for approved list)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

124-21

FOR COUNTY USE ONLY:		* ADO 095907	089	133	00	0	20	90	003.00	0	
DEED BOOK 4609	PAGE 179		CO. NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN	
RECORDING DATE 06/20/08	TYPE OF INSTRUMENT CR RA DE		SPLIT <input type="checkbox"/> NO YR TY		MULTI <input checked="" type="checkbox"/>		AMOUNT \$ V				
SELLER (Grantor) NAME Brax Horse		BUYER (Grantee) NAME Kansas Bureau of Investigation		MAILING 1620 SW Tyler St		CITY/ST/ZIP Topeka KS 66612		PHONE NO. 785-232-8747		PHONE NO.	

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION: 10th East 40 ft 10560 Barclay St Topeka KS 66612

Property / Situs Address: Kansas Bureau of Investigation, 1620 SW Tyler St, Topeka KS 66612

Name and Mailing Address for Tax Statements: Kansas Bureau of Investigation, 1620 SW Tyler St, Topeka KS 66612

CHECK ANY FACTORS THAT APPLY TO THIS SALE

1. SPECIAL FACTORS

☐ Sale between immediate family members: SPECIFY THE RELATIONSHIP _____

☐ Sale involved corporate affiliates belonging to the same parent company

☐ Auction Sale

☐ Deed transfer in lieu of foreclosure or repossession

☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)

☐ Sale involved a government agency or public utility

☐ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association

☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation

☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # _____)

☐ Sale of only a partial interest in the real estate

☐ Sale involved a trade or exchange of properties

☒ NONE OF THE ABOVE

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:

☒ Single Family Residence ☐ Agricultural Land

☐ Farm/Ranch With Residence ☐ Mineral Rights Included? ☐ Yes ☐ No

☐ Condominium Unit

☒ Vacant Land ☐ Apartment Building

☐ Other: (Specify) _____ ☐ Commercial/Industrial Bldg

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO

5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO

If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____

If Mobile Home Year _____ Model _____

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1? ☐ YES ☒ NO

☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions

Date Completed _____

7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ _____

8. METHOD OF FINANCING (check all that apply):

☐ New loan(s) from a financial institution

☐ Seller Financing ☐ Assumption of Existing Loan(s)

☒ All Cash ☐ Trade of Property ☐ Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☒ YES ☐ NO (if not, explain: Bureau of Investigation contacted seller, (SEE #9 INSTRUCTION ON BACK))

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☒ YES ☐ NO

11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) ☐ YES ☒ NO

12. TOTAL SALE PRICE \$ 16,205.00

DEED DATE 6/16/08

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. I ALSO CERTIFY I HAVE READ ITEM #10, 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME Kana Dawn

SIGNATURE [Signature]

☐ GRANTOR (SELLER) ☐ GRANTEE (BUYER)

☐ AGENT DAYTIME PHONE NO. () 2769352

PV-RS-31-07-CO KANSAS REAL ESTATE SALES VALIDATION ONE-PART QUESTIONNAIRE WEBSITE ADDRESS:
 REV. 01/06 <http://www.jnk.org/public/ador/pvd/pvdratio.html>

Multiple parcels include: 7.000
 " 31-015-01-0
 " 31-015-00-0

ADMINISTRATIVE ACTION FORM

Contact Person: Sasha Stiles Date: 3/12/2015

Document Type: Contract/Agreement (involving C & P) Document #: 442602

Second Party: Taggart & Associates, Inc Project #:

Subject: HTE #:

Department/Division: Housing and Neighborhood Development - HND CIP Project? Yes

Category/Subcategory: 007 Contracts and Amendments / 018 Other

Requested Action: Approve and Execute Document

APR 07 2015

Financial Implications:

The fee for this appraisal service is \$1,000 and will come out of CDBG program funds. There are sufficient funds available for this request.

RECEIVED
2015 MAR 25 A 9:46
TOPEKA, KANSAS

Description:

This appraisal is a step in the process to liquidate unwanted surplus property. The property was offered to City departments and none responded with interest. The property is zoned commercial and in a commercial area so it will not work for infill housing activities. The appraisal is needed to offer the property for sale.

Approval/Action Routing:

Approved By: <u>Sasha Stiles</u>	Date: <u>3/12/15</u>
Department/Division	
Approved By: <u>Jacob</u>	Date: <u>3-12-15</u>
Contracts & Procurement	
Approved By: <u>MF</u>	Date: <u>3-17-15</u>
Legal	
Approved By: <u>[Signature]</u>	Date: <u>3-24-15</u>
Chief Fiscal Officer	
Approved By: <u>Bonda Younger</u>	Date: <u>3/24/15</u>
City Clerk	
Return To: <u>Contracts & Procurement</u>	

CITY OF TOPEKA CONTRACT NO. 44260
AGREEMENT FOR APPRAISAL SERVICES

The **CITY OF TOPEKA, KANSAS, DEPARTMENT OF NEIGHBORHOOD RELATIONS** "City," and Robert C. Taggart "Appraiser," agree to a contract for the appraisal of real property located at:

S Kansas Avenue (approximately 1229 – 1235 S Kansas) & SW 13th Street (approximately 108 & 110 SW 13th).

Legally described as:

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

The City will provide:

1. The legal description included in this agreement.

The Appraiser agrees:

2. To perform all work necessary to appraise the property.

3. To deliver a restricted narrative appraisal for each parcel within two (2) weeks after receipt of the materials provided by the City, i.e. legal descriptions.
4. The Appraiser shall NOT prepare and submit a data book for the project.

The City may grant an extension of this deadline, but the parties understand the project is proceeding on an expedited basis and time is of the essence.

The Appraiser will prepare and submit two copies of the Restricted Narrative Appraisal Report estimating the value for each tract appraised. Appraisal reports shall include but not be limited to: inspection detail; highest and best use; explanation of adjustments; plats and photographs; certificate of appraiser; and, limiting conditions form.

The Appraiser shall keep and maintain individual tract files, including appraisal reports and all related correspondence in connection with and incidental to the performance of this Agreement, and to make said files available at any time for inspection by the City. All such information shall become the property of the City under this Agreement and shall be delivered to the City immediately, on a continuous basis as tracts are appraised. Appraiser further agrees that all information gained regarding the appraisals on the project shall be kept confidential.

If the appraisal services and related documentation are deficient in any respect and are not to the satisfaction of the City, Appraiser shall immediately make the necessary corrections and/or furnish the additional information or documentation required upon notification from the City or his/her authorized representative. The Appraiser shall be paid no additional payment for correcting these deficiencies.

The Appraiser warrants it has no direct or indirect interest in such properties and will in no way benefit from the appraisal or acquisition of properties appraised under this Agreement. .

Payment

The City will compensate the Appraiser for subject appraisal as follows:

The City will pay \$200 for each parcel appraised for this project:

Parcels 1 through 5	\$1,000
[Which includes all direct and indirect expenses of any nature whatsoever, including but not limited to: wages; overhead; taxes; licenses; penalties; fines; administrative expenses; travel expenses, and vehicle expense; computer expense; clerical support; stationary; and, postage.]	

If the Appraiser is required to appear for pretrial conferences or as a witness in court, the City will pay Appraiser, in addition to the appraisal fees described above, \$150 per hour.

The City will pay for appraisal services only after receipt of a properly executed statement for services, which shall include the Purchase Order number for these services and the

Appraiser's social security or FEIN number. The Appraiser must submit its statement for services through the City's online invoice system: accountspayable@topeka.org.

If any appraisal work remains incomplete after the due date specified above, the City may assess the sum of Twenty-five Dollars (\$25.00) per day per each incomplete tract, which sums may be deducted from any monies due the Appraiser, not as a penalty but as liquidated damages.

The City will not deduct these liquidated damages if such remaining incomplete work is the result of major changes made by the City, which would cause an extension of the due date.

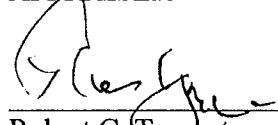
Both parties agree:

The City reserves the right to terminate this Agreement at any time. The Appraiser will be paid the reasonable value of the services rendered up to the time of termination. All work performed and documents produced by the Appraiser shall become the property of the City.

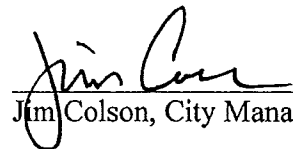
If a dispute arises concerning a question of fact in connection with appraisal policies and procedures and is not resolved by agreement between the parties, the dispute shall be submitted to the City Attorney for final settlement.

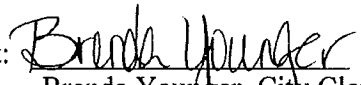
This Agreement is binding upon the parties hereto and their successors and assigns.

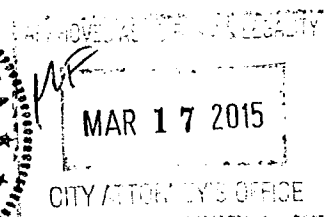
APPRAISER


Robert C. Faggart

CITY OF TOPEKA, KANSAS


Jim Colson, City Manager

Attest: 
Brenda Younger, City Clerk



QUALIFICATIONS OF ROBERT C. TAGGART, MAI, CAE

PROFESSIONAL ASSOCIATIONS

MAI Member, Appraisal Institute, #3100
TAAR, Topeka Area Association of Realtors
NAR, National Association of Realtors
CAE, The International Association of Assessing Officers
State of Kansas Certified General Real Property Appraiser Certificate No. G-436

EDUCATION & SPECIAL TRAINING

Washburn University, B.A. Degree, 1951
Appraisal Institute: National USPAP Update, 2014; Comparative Analysis, 2013; Analyzing Operating Expenses, 2013; National USPAP Update, 2012; Intro. To Conservation Easement Valuation, 2011; Real Estate Industry Perspectives on Lease Acctg., 2011; Business Practices and Ethics, 2010; National USPAP Update, 2010; 15 Hour National USPAP Course, 2009; National USPAP Update, 2009; Office Building Valuation: A Contemporary Perspective, 2008; National USPAP Update, 2007; Valuation of Detrimental Conditions in Real Estate, 2007; The Challenges of Easements, Eminent Domain & Right-of-Way, 2006; Analyzing Distressed Real Estate, 2006; Business Practices and Ethics, 2006; National Uniform Standards of Professional Practice, 2004; Subdivision Analysis, 2004; Capitalization Theory, 2003; The Road Less Traveled – Special Purpose Properties, 2003; Standards of Professional Appraisal Practice, 2002; Valuation of Detrimental Conditions, 2002; Eminent Domain & Condemnation Appraising, 2000; General Applications, 1996; Highest & Best Use and Market Analyses, 1995; Understanding Limited Appraisals and Appraisal Reporting Options, 1994; the Appraiser's Complete Review Seminar, 1993; Reviewing Appraisals Seminar; Relocation Appraising, 1992; Residential Appraisal Reports from a Reviewer's Perspective, 1992
American Institute of Real Estate Appraisers: Real Estate Appraisal Principles; Basic Valuation Procedures; Standards of Professional Practice; Capitalization Theory and Techniques A & B; Residential Valuation; Case Studies in Real Estate Valuation; and Litigation Valuation
Other Courses and Seminars Include: Valuation of Residential Land, 2011; Valuation of Historic Properties, 2011; Land, Condos and Subdivisions – Solutions to Hard to Value Assets, 2010; National USPAP Update, 2009; Marshall Swift Cost Approach – Commercial, 2005; Appraisal Report Writing; Valuation of Lease Interests; Subdivision Analysis; Rates, Ratio and Reasonableness; Industrial Valuation; Hotel/Motel Valuation; Feasibility Analysis and Highest & Best Use; Easement Valuation; Discount Cash Flow Analysis; Condominium Analysis and Valuation; Rural Appraisals; Cash Equivalency; Income Property Valuation; and Asset Management and Disposition

PROFESSIONAL ORGANIZATIONS

Society of Real Estate Appraisers (through December 1990), Past Vice Governor 27th District, Past President Topeka Chapter; Topeka Board of Realtors, Past Director, Vice President and President; National Association of Realtors; Kansas Farm Managers and Rural Appraisers Association; Kansas Real Estate Appraisal Board.

EXPERIENCE

Actively engaged since 1948 in real estate sales, appraisals, loans, construction, and development of residential, multifamily, commercial and industrial properties in the Topeka area and central United States. Qualified as an expert witness in real estate valuation before State and Federal District Courts. Completed several City, County and State projects for acquisition, right of way and temporary easements.