

30 WEST PERSHING LLC
909 WALNUT STREET STE 200
KANSAS CITY, MO 64106

35-3S-16-02579-004

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		17		MSNRY STUC 100		6100		04		9,931		80.1377		47.28		469,538		1984		1984		0		0		10		50.00		40.00		VALUATION BY									
Roof Structur		09		RIDGE FRME 100		2		THEATER		0%		0				Heated Area: 9622																STANDARD									
Roof Cover		04		BUILT-UP 100																												Tax Group: 1									
Interior Wall		01		MINIMUM 100																												Tax Dist:									
Interior Floo		03		CONC FINSH 60																												BUILDING MARKET VALUE									
Interior Floo		14		CARPET 40																												TOTAL MARKET OB/XF VALUE									
Air Condition		04		ROOF TOP 100																												TOTAL LAND VALUE - MARKET									
Heating Type		09		ENG F AIR 100																												TOTAL MARKET VALUE									
Fixtures				8 100																												SOH/AGL Deduction									
Frame		03		MASONRY 100																												ASSESSED VALUE									
Story Height				25 100																												TOTAL EXEMPTION VALUE									
RMS				4 100																												BASE TAXABLE VALUE									
Stories		0		0 100																												TOTAL JUST VALUE									
Units		0		0 100																												NCON VALUE									
Condition Adj		03		03 100																												INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									
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