

COMM SE COR OF SEC, RUN W 493.49  
 RUN W 371.9 FT, N 717.48 FT, E 1  
 200 FT TO S R/W US-90, E ALONG R

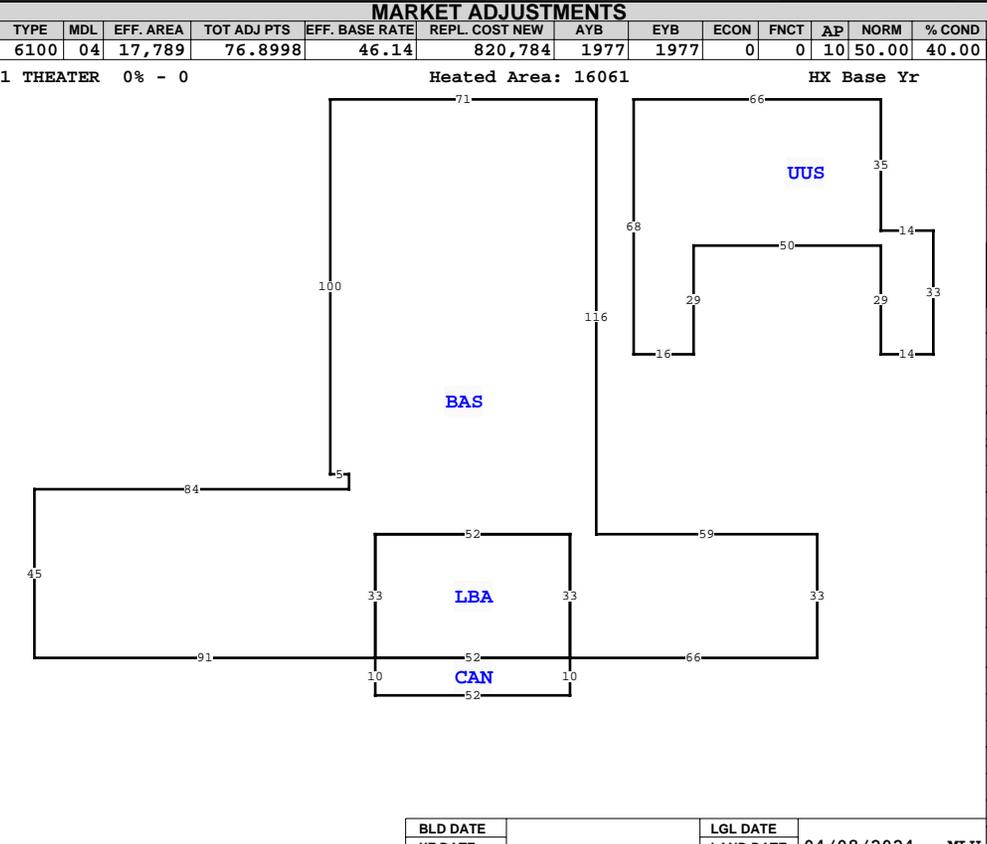
30 WEST PERSHING LLC  
 909 WALNUT STREET STE 200  
 KANSAS CITY, MO 64106

2026

35-3S-16-02579-004



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 100	Exterior Wall			
09	RIDGE FRME 100	Roof Structur			
04	BUILT-UP 100	Roof Cover			
01	MINIMUM 100	Interior Wall			
03	CONC FINSH 60	Interior Floo			
14	CARPET 40	Interior Floo			
04	ROOF TOP 100	Air Condition			
09	ENG F AIR 100	Heating Type			
	17 100	Fixtures			
03	MASONRY 100	Frame			
	25 100	Story Height			
	8 100	RMS			
0	0 100	Stories			
	0 100	Units			
03	03 100	Condition Adj			
05	05	Quality			
3200		DOR CODE THEATER/AUDITORIUM			
06		MAP NUM MKT AREA			
35316.030		NEIGHBORHOOD/LOC 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,345	100		14,345	264,751
CAN	520	30		156	2,879
LBA	1,716	110		1,888	34,845
UUS	3,500	40		1,400	25,838
20,081				17,789	328,314



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		519,307	
TOTAL MARKET OB/XF VALUE		36,923	
TOTAL LAND VALUE - MARKET		1,505,450	
TOTAL MARKET VALUE		2,061,680	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,061,680	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,061,680	
TOTAL JUST VALUE		2,061,680	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,053,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1386/1847	6/12/2019	WD U	U	I	37	6,001,500
GRANTOR: UNITED ARTISTS PROPER						
GRANTEE: 30 WEST PERSHING LL						
1386/1843	6/12/2019	QC U	U	I	11	0
GRANTOR: UNITED ARTISTS PROPER						
GRANTEE: 30 WEST PERSHING LL						

EXTRA FEATURES		2830 W US HIGHWAY 90 , LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	350	350	122,500.00	UT	0.90	0.90	25	0	0	3	25	27,563	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	1993	1993	3	100	3,200	
4	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
6	0166	CONC, PAVMT	0	0	0	0	44.00	UT	15.00	15.00	100	2001	2001	3	100	660	

LAND DESCRIPTION		TOTAL OB/XF 36,923																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3200	C	THEATER	0		CG	0.00	375.00	56,800.00	SF		1.00	1.00	1.00	15.00	15.00	852,000							
2	3200	C	THEATER	0		CG	0.00	0.00	186,700.00	SF		1.00	1.00	1.00	3.50	3.50	653,450							

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 200 FT TO S R/W US-90, E ALONG R

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 909 WALNUT STREET STE 200  
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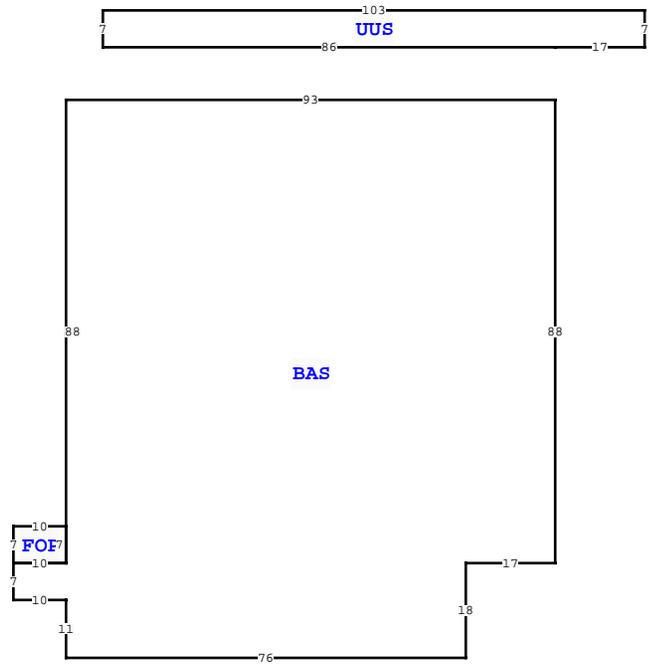
2026

35-3S-16-02579-004



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	100	
Roof Structur	09	RIDGE	FRME	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	01	MINIMUM	100		
Interior Floo	03	CONC	FINSH	60	
Interior Floo	14	CARPET	40		
Air Condition	04	ROOF TOP	100		
Heating Type	09	ENG F	AIR	100	
Fixtures		8	100		
Frame	03	MASONRY	100		
Story Height		25	100		
RMS		4	100		
Stories	0	0	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	3200 THEATER/AUDITORIUM				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	35316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,622	100		9,622	185,050
FOP	70	30		21	404
UUS	721	40		288	5,539
TOTALS	10,413			9,931	190,993

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	THEATER	0%	- 0									
				Heated Area: 9622			HX Base Yr					



2830 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION																								
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TOTAL OB/XF												
0												

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GRANTOR: UNITED ARTISTS PROPER						
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BUILDING NOTES

BUILDING DIMENSIONS
BAS= W93 S88 FOP= W10 N7 E10S7\$W10 S7 E10 S11 E76 N18 E17 N88\$ PTR=N10 UUS= W86 N7 E10S7 W17\$ S10\$.