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

2027

35-3S-16-02579-004

BUILDING CHARACTERISTICS

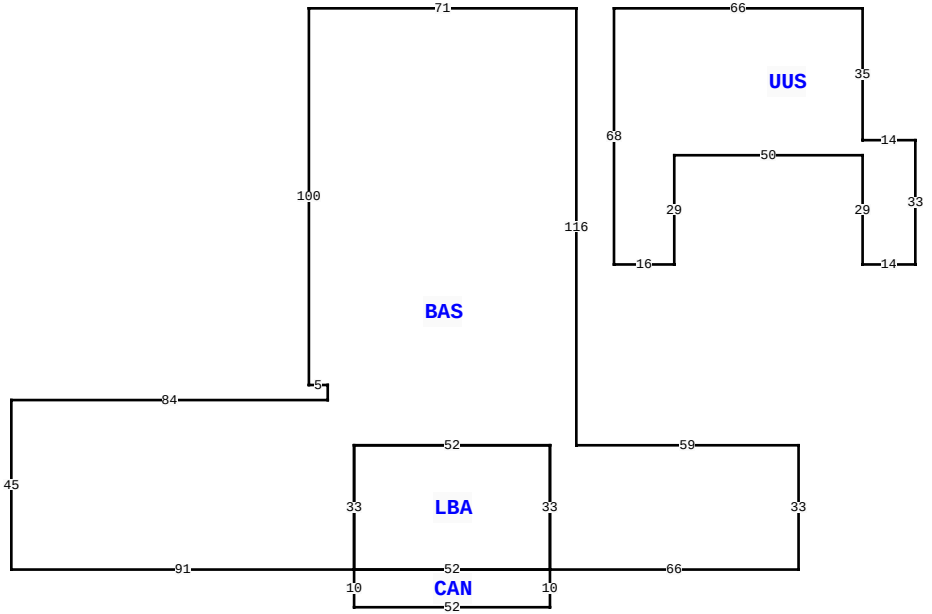
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		25 100
RMS		8 100
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	14,345	100		14,345	260,333
CAN	520	30		156	2,831
LBA	1,716	110		1,888	34,264
UUS	3,500	40		1,400	25,407
TOTALS	20,081			17,789	322,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6100	04	17,789	76.8998	45.37	807,087	1977	1977	0	0	10	50.00	40.00

1 THEATER 0% - 0 Heated Area: 16061 HX Base Yr



2830 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	510,650
TOTAL MARKET OB/XF VALUE	36,923
TOTAL LAND VALUE - MARKET	1,655,600
TOTAL MARKET VALUE	2,203,173
SOH/AGL Deduction	0
ASSESSED VALUE	2,203,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,203,173
TOTAL JUST VALUE	2,203,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,203,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S100 E5 S4 W84 S45 E91 CAN= S10 E52 N10 W52$ LBA= E52 N33 W52 S33$ N33 E52S33 E66 N33 W59 N116$ PTR= E10 UUS= S68 E16 N29 E50 S29 E14N33 W14 N35 W66$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 36,923

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	16.00	16.00	908,800							
2	3200	C	THEATER	0		CG	0.00	0.00	186,700.00	SF		1.00	1.00	1.00	4.00	4.00	746,800							

REVIEW DATE 03/19/2026 BY JB Total Acres: 5.59 Total Land Value: 1,655,600 Market: 0 Agricultural: 0 Common: 1,655,600 PRINTED 11/16/2026 BY SYS

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

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2027

35-3S-16-02579-004

BUILDING CHARACTERISTICS

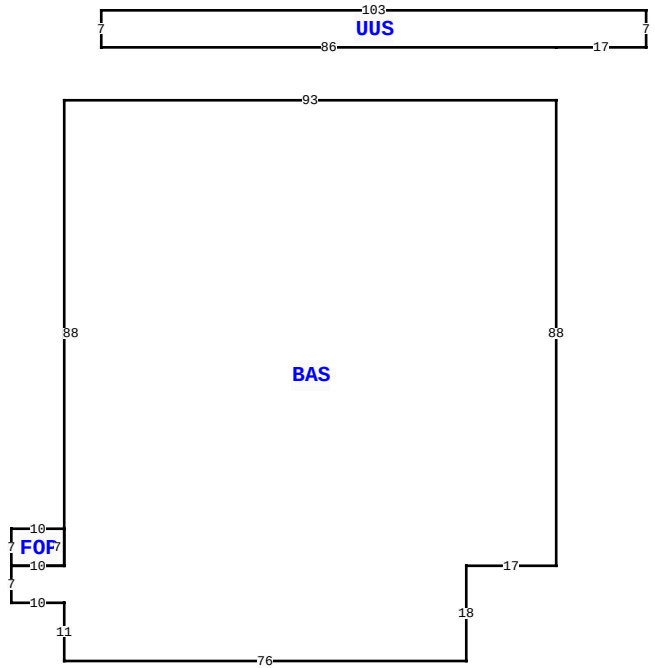
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
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Interior Floo	14	CARPET 40
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Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
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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	181,971
FOP	70	30		21	397
UUS	721	40		288	5,447
TOTALS	10,413			9,931	187,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6100	04	9,931	80.1377	47.28	469,538	1984	1984	0	0	10	50.00	40.00

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	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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GRANTEE: 30 WEST PERSHING LL						
1386/1843	6/12/2019	QC	U	I	11	0
GRANTOR: UNITED ARTISTS PROPER						
GRANTEE: 30 WEST PERSHING LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W93 S88 FOP= W10 N7 E10S7$W10 S7 E10 S11 E76 N18 E17
N88$ PTR=N10 UUS= W86 N7 E103S7 W17$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/19/2026 BY JB Total Acres: 5.59 Total Land Value: 1,655,600 Market: 0 Agricultural: 0 Common: 1,655,600 PRINTED 11/16/2026 BY SYS