

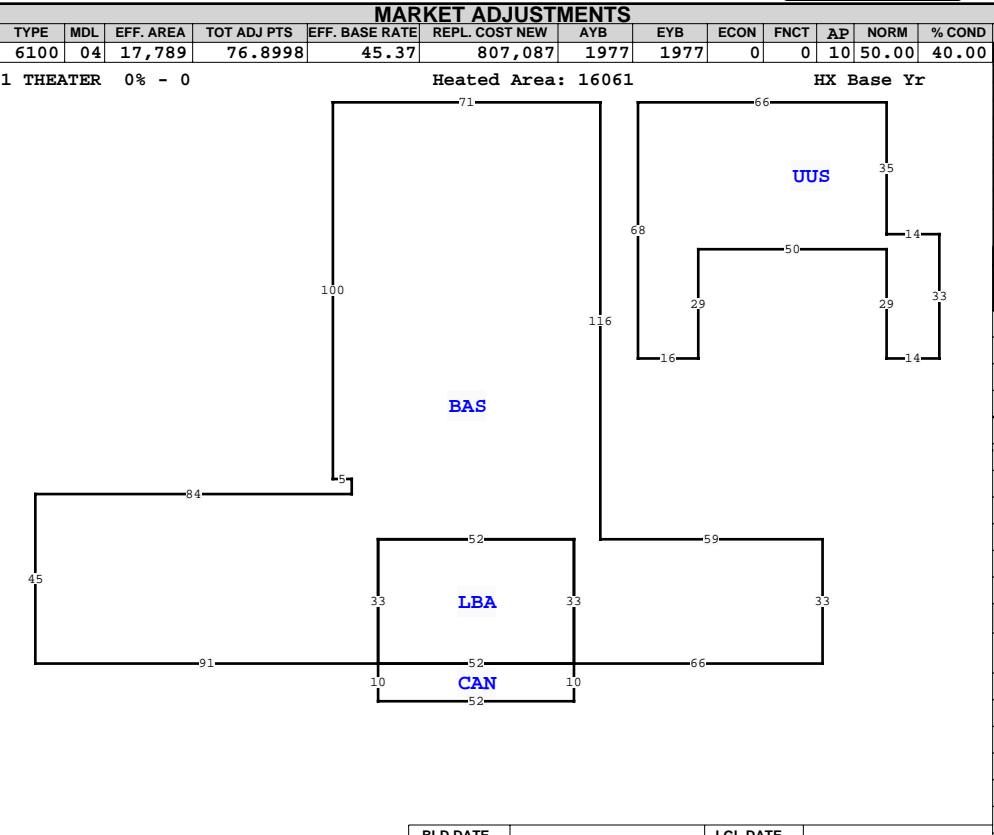
COMM SE COR OF SEC, RUN W 493.49
 RUN W 371.9 FT, N 717.48 FT, E 1
 200 FT TO S R/W US-90, E ALONG R

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

2026

35-3S-16-02579-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	60
Interior Floor	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
BAS	14,345	100	
CAN	520	30	
LBA	1,716	110	
UUS	3,500	40	
TOTALS	20,081		
			17,789
			322,835



COLUMBIA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	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		2,053,023

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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/1843	6/12/2019	QC	U	I	11	0

GRANTOR: UNITED ARTISTS PROPER
 GRANTEE: 30 WEST PERSHING LL

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		0.90	0.90	25	0	0	3	25	27,563	
2	0130	CLFENCE	5	0	0		0.00	0.00	100	1993	1993	3	100	300	
3	0253	LIGHTING	0	0	0		800.00	800.00	100	1993	1993	3	100	3,200	
4	0253	LIGHTING	0	0	0		0.00	0.00	100	1993	1993	3	100	200	
5	0166	CONC, PAVMT	0	0	0		0.00	0.00	100	1993	1993	3	100	5,000	
6	0166	CONC, PAVMT	0	0	0		15.00	15.00	100	2001	2001	3	100	660	
TOTALS															
															36,923

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

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	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							

