

# INNOVATION -CENTER-

## Repurposed Property Fact Sheet

**City:****Address or Intersection:****Current Occupant:****Past Use:****Current Zoning:****Description of Prior Use:****Is the Property on the Historic Register****Federal:** Yes  No **In a Business District:** Yes  No **Current Appraised Value by County Appraiser****Improvements:** \$ **Land:** \$ **Total:** \$ **Contact:****Name:** **Email:** **Telephone(s):** **Sq. Feet of Building:****Total Sq. Feet of the Property:****Pictures Attached:** Yes  No **County:****Asking Price if Known:****Current Use:****Occupied or Vacant?** Yes  No **State:** Yes  No **Full Mill Levy for Property:****Owner:****Name:** **Email:** **Telephone(s):** **Unusual Features:****Pending Issues:**

The information provided above is for discussion and communication purposes only. It is not intended to be a solicitation or to represent any fiduciary relationship between NWKEICI, LLC., the property owner, or the person viewing this information.

None of the data is warranted, nor is there any guarantee of accuracy.

OBCENTRAL Property Record Card

Parcel ID: 071-094-18-0-10-01-001.00-0

Quick Ref: R2949

Tax Year: 2024

Run Date: 8/4/2023 4:25:52 PM

OWNER NAME AND MAILING ADDRESS

CROSSROADS INN LLC

C/O ROBERT CONWAY  
OSBORNE, KS 67473-0056

PROPERTY SITUS ADDRESS

933 N 1ST ST  
Osborne, KS 67473  
00000 JCT 24 & 281

LAND BASED CLASSIFICATION SYSTEM

Function: 1330 Hotel / motel Sfx:  
Activity: 1200 Transient living  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building



Image Date: 05/24/2019

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Living Units:  
Zoning: 501  
Neighborhood: 501 501  
Economic Adj. Factor: 75  
Map / Routing: 094 / 040001300  
Tax Unit Group: 004-004 OSBORNE

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1  
Fronting: Major Strip or CBD - 1  
Location: Major Strip - 4  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

TRACT DESCRIPTION

S18, T07, R12W, BEG 327'S & 340'W NECOR  
NE4 TH N225' SELY357' & W245' TO POB

PARCEL COMMENTS

GenLink: 071-094-18-0-10-01-005.00-0-; App-Com: INF-54-2013-, PUPinf1-360-2016-

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Fron	1-Regular Lot - 1		245	335	1.18								2	80.00	50.00	29.00	38.00	10,370

Total Market Land Value 10,370

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
C	10.370	138.280	148.650
<b>Total</b>	10.370	138.280	148.650

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 1333-Motel  
 Bldg No. & Name: 1 CROSSROADS MOTEL  
 Identical Units: 1 No. of Units: 32  
 Unit Type:  
 MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

IMPROVEMENT COST SUMMARY

Building RCN: 1,194,540  
 Mkt Adj: 100 Eco Adj: 75  
 Building Value: 98,540  
 Other Improvement RCN: 138,020  
 Other Improvement Value: 18,920

CALCULATED VALUES

Cost Land: 10,370  
 Cost Building: 117,460  
 Cost Total: 127,830  
 Income Value: 0  
 Market Value: 0  
 MRA Value: 0

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 10,370  
 Building Value: 138,280  
 Final Value: 148,650  
 Prior Value:

No Sketch Available

BUILDING COMMENTS

Oth-Info: \*MVP\*; Oth-Com: \*MVP\*

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	ClS	RCN	% Gd	Value
1	343-Motel	C	1.00	1978		01 / 02		3,052	274	8	2	1				021			537,029	11	44,300
2	343-Motel	C	1.00	1978		01 / 02		3,052	274	8	2	1				021			537,029	11	44,300
3	343-Motel	C	1.00	1978		01 / 01		1,463	93	8	1	2				082			120,478	11	9,940

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	ClS	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1978			10		8				1	3	3			67,231	16	8,070
2	163-Site Improvements	C	2.00	1	1978			10		8	36 X 12			1	3	3			16,654	16	2,000
3	162-Outbuildings	D	2.00	1	1978			10		8				1	3	3			40,461	20	6,070
4	163-Site Improvements	W	0.50	1	2011			10		8	21 X 18			1	1	1			4,706	4	140
5	456-Tool Shed	D	2.00	1	2011			144	52	8	18 X 8			1	3	3			7,059	45	2,380
6	133-Prefabricated Storage Shed	S	2.00	1	2000			108		8	12 X 9		1.00	2	3				1,911	18	260

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	812-Concrete Block		100				
2	612-Warmed and Cooled Air		100				
2	812-Concrete Block		100				
3	612-Warmed and Cooled Air		100				
3	812-Concrete Block		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8054-Canopy, Hotel-Motel Wood Fram	1,744					
2	8054-Canopy, Hotel-Motel Wood Fram	432					
3	8356-Paving, Concrete with Base (hea	4,360					
4	8091-Carport, Gable Roof	378					2011
5	812-Concrete Block		100				

