



Repurposed Property Fact Sheet

City:**Address or Intersection:****Current Occupant:****Past Use:****Current Zoning:****Description of Prior Use:****County:****Asking Price if Known:****Current Use:****Occupied or Vacant?** Yes ☒ No ☐**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:** \$ **Full Mill Levy for Property:****Contact:****Name:** **Email:** **Telephone(s):** **Owner:****Name:** **Email:** **Telephone(s):** **Sq. Feet of Building:****Total Sq. Feet of the Property:****Unusual Features:****Pending Issues:****Pictures Attached:** Yes ☒ No ☐

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

GENERAL PROPERTY INFORMATION

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

Image Date: 05/24/2019

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/05/2017	3:00 PM	6	17	KLL		
08/30/2011	1:35 PM	0	17	MKL		
08/30/2011	1:39 PM	0	17	MKL		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	10.370	138.280	148.650
Total	10.370	138.280	148.650

Not Yet Available

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
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NEW CONSTRUCTION

Class	Value	Reason Code
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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

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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	Clis	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	Clis	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					
5	812-Concrete Block		100				2011

