

PT GOVT LOTS 2 & 3 OF
SEC 1-2N-27E & PT NW1/4 OF
SW1/4 OF SEC 25-2N-28E

30 WEST PERSHING LLC
C/O ASSOCIATE GENERAL COUNSEL, 909 WALNUT ST STE 200
KANSAS CITY, MO 64106

2023

01-2N-27-0000-0003-0330



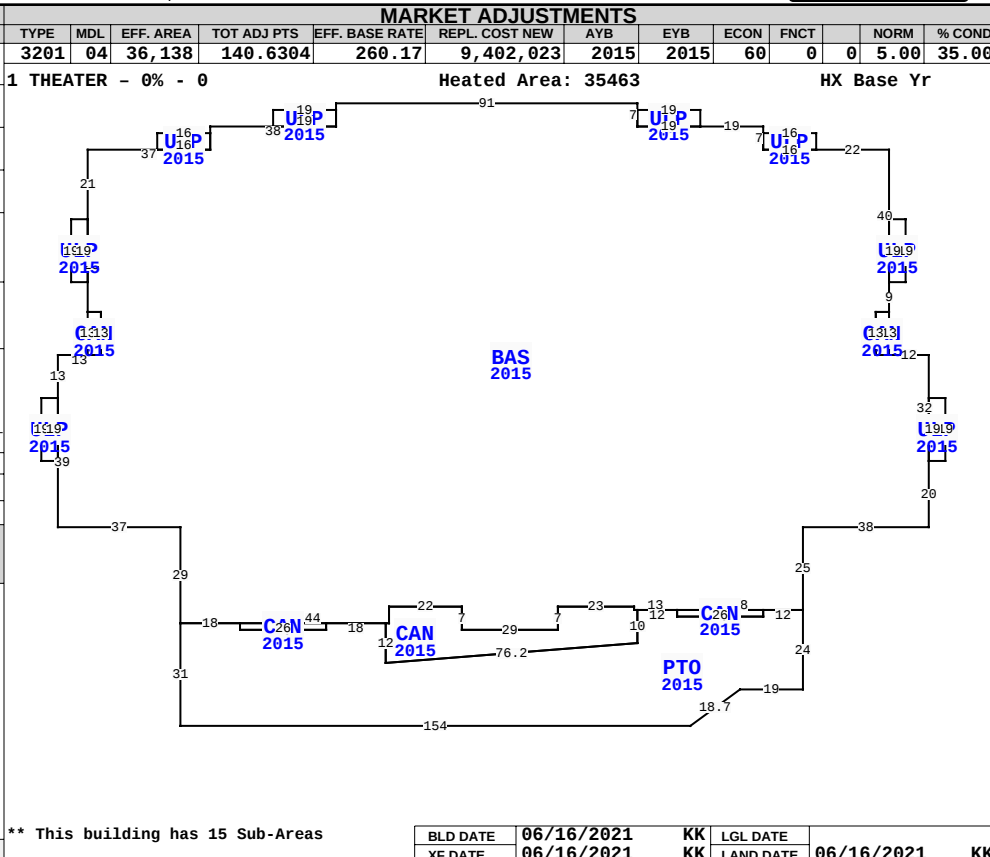
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	58	100
Frame	03	MASONRY 100
Story Height		32 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,463	100	35,463	3,229,243
CAN	52	30	16	1,457
CAN	52	30	16	1,457
CAN	52	30	16	1,457
CAN	52	30	16	1,457
CAN	855	30	256	23,311
PTO	4,949	5	247	22,492
ULP	80	15	12	1,093
ULP	80	15	12	1,093
ULP	95	15	14	1,275
TOTALS	42,205		36,138	3,290,708

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	0	0	35,463.00	SF	3.00	3.00
2	0978	SECURTY LT	0	0	0	18.00	UT	450.00	450.00
3	0976	DECORATIVE	0	0	0	13.00	UT	125.00	125.00
4	0976	DECORATIVE	0	0	0	6.00	UT	93.75	93.75
5	0812	CONCRETE C	0	0	0	5,838.00	SF	4.00	4.00
6	0400	CONC CURB	0	0	0	1,220.00	LF	15.00	15.00
7	0819	CONC 12"	0	0	0	612.00	SF	9.50	9.50
8	4950	BOLLARD	0	0	0	8.00	UT	100.00	100.00
9	1126	CB/STC 8"	0	0	53	424.00	SF	8.00	8.00
10	0462	ST/AL FNC	0	0	16	128.00	SF	12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		3,290,708	
TOTAL MARKET OB/XF VALUE		78,647	
TOTAL LAND VALUE - MARKET		1,384,334	
TOTAL MARKET VALUE		4,753,689	
SOH/AGL Deduction		452,161	
ASSESSED VALUE		4,301,528	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,301,528	
TOTAL JUST VALUE		4,753,689	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		4,800,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428492	CO ISSUED	6,318,524	02/10/2015
M1520683	WALKIN COOLER	0	02/01/2015
M1420032	H/AC	0	08/01/2014
E1427724	NEW CONSTR	600,000	06/01/2014
B1428492	NEW CONSTR	6,318,524	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1908/0365	3/20/2014	SW	Q	I	01
GRANTOR: CONCORSE STATE LLC					SALE PRICE
GRANTEE: 30 WEST PERSHING LL					850,000

BUILDING NOTES					
BAS=[YR=2015] W22ULP=[YR=2015] N5W16S5E16S					
W16N7W19ULP=[YR=2015] N5W19S5E19W19 N7W91S2ULP=[YR=2015]					
W19S5E19N5S5S W38S2ULP=[YR=2015] W16S5E16N5S5S W37					
S21ULP=[YR=2015] W5S19E5N19S5S28 CAN=[YR=2015]					
S13E4N13W4S4E4S13W13S13 ULP=[YR=2015] W5S19E5N19S5S39E37S29					
PTO=[YR=2015] S31E154 R15 U11 E19N24 W12S2W26N2W12S10 D6 L76					
N12W18 S2W26N2W18S18CAN=[YR=2015] S2E26N2					
W26S44CAN=[YR=2015] S12 R76 U6 N10W1					
N1W23S7W29N7W22S5W1S1N5E22S7 E29N7E23S1E13CAN=[YR=2015]					
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W5S19S32W12CAN=[YR=2015] N13W4S13E4 S4W4N13E4N9ULP=[YR=2015]					
E5N19W5S19S N40S.					

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