

PT LOT 8 PAR 8-4
PT OR 2635/1690
A/K/A OFC CMLX BLDG 2

GUDE PROPERTY GROUP LLC/
801 WEST 67TH TERRACE
KANSAS CITY, MO 64113

2025

00-00-30-0820-0008-0040



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	27	PREFIN MTL 100		
Roof Structur	10	STEEL FRME 100		
Roof Cover	04	BUILT-UP 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Ceiling	01	FIN.SUSPD 100		
Air Condition	04	ROOF TOP 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		9 100		
Frame	05	STEEL 100		
Story Height		9 100		
RMS		29 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	05	DIST 1A 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA	03	
NEIGHBORHOOD/LOC	2002.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,590	100	2012	4,590	473,011
BAS	2,160	100	2015	2,160	222,593
TOTALS	6,750			6,750	695,604

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	21,040.00	SF	2.00	2.00	
2	0850	PEBBLE WLK	0	0	0	0	3,578.00	SF	3.50	3.50	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	
5	0811	CONCRETE B	0	0	0	0	531.00	SF	5.20	5.20	
6	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	
8	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	75,795.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	6,750	111.1350	156.14	1,053,945	1974	1994	0	0	0	34.00	66.00	
1 OFFICE - 0% - 2024													
Heated Area: 6750													
HX Base Yr													
BAS 2012													
BAS 2015													
TOTALS													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0803	ASPHALT C	0	0	0	0	21,040.00	SF	2.00	2.00	100	1974	1974
2	0850	PEBBLE WLK	0	0	0	0	3,578.00	SF	3.50	3.50	100	1974	1974
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1974	1974
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1984	1984
5	0811	CONCRETE B	0	0	0	0	531.00	SF	5.20	5.20	100	2012	2012
6	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1985	1985
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	2012	2012
8	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2014	2014

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	75,795.00	SF		1.00	1.00

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 8										Tax Dist:			
BUILDING MARKET VALUE										695,604			
TOTAL MARKET OB/XF VALUE										31,220			
TOTAL LAND VALUE - MARKET										322,129			
TOTAL MARKET VALUE										1,048,953			
SOH/AGL Deduction										0			
ASSESSED VALUE										1,048,953			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										1,048,953			
TOTAL JUST VALUE										1,048,953			
NCON VALUE										0			
INCOME VALUE										0			
PREVIOUS YEAR MKT VALUE										1,209,473			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429277	REMODEL	18,530	09/01/2014
E1428189	REMODEL	0	09/01/2014
M1420191	H/AC	0	09/01/2014
B25818	REPAIR/RRF	2,016	03/01/2012
B25499	REPAIR/RRF	1,759	01/01/2012
B25432	REMODEL	7,860	12/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2635/1690	4/24/2023	WD	U	I	40	900,000			
GRANTOR:AMELIA REALTY INC									
GRANTEE:GUDE PROPERTY GROUP									
0980/1616	4/11/2001	WD	U	I	07	100			
GRANTOR:PETROFERM INC									
GRANTEE:AMELIA REALTY INC									

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2015] W36 BAS=[YR=2012] W99S50E90 N40E9N10S\$10W9S40E45N50\$.													