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**The Parcel Number for this Property is 052-077-25-0-34-06-001.00-0**  
**Quick Ref ID: 2488**

### Owner Information

|                   |                                   |
|-------------------|-----------------------------------|
| <b>Owner Name</b> | SEED ENTERPRISES LLC              |
| <b>Address</b>    | 12617 MOHAWK LN LEAWOOD, KS 66209 |

### Property Situs Address

|                |                                           |
|----------------|-------------------------------------------|
| <b>Address</b> | 100 N ESPLANADE ST, Leavenworth, KS 66048 |
|----------------|-------------------------------------------|

### Land Based Classification System

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>Function</b>  | Commercial highest and best use                      |
| <b>Activity</b>  | Shopping, business, trade activities                 |
| <b>Ownership</b> | Private-fee simple                                   |
| <b>Site</b>      | Site that is graded with no structures or active use |

### General Property Information

|                       |                 |
|-----------------------|-----------------|
| <b>Prop Class</b>     | Vacant Lots - V |
| <b>Living Units</b>   |                 |
| <b>Zoning</b>         |                 |
| <b>Neighborhood</b>   | 160.A           |
| <b>Tax Unit Group</b> | 121             |

### Property Factors

|                          |                          |
|--------------------------|--------------------------|
| <b>Topography</b>        | Level - 1                |
| <b>Utilities</b>         | All Public - 1           |
| <b>Access</b>            | Paved Road - 1           |
| <b>Fronting</b>          | Secondary Street - 3     |
| <b>Location</b>          | Neighborhood or Spot - 6 |
| <b>Parking Type</b>      | Off Street - 1           |
| <b>Parking Quantity</b>  | Adequate - 2             |
| <b>Parking Proximity</b> | On Site - 3              |
| <b>Parking Covered</b>   |                          |
| <b>Parking Uncovered</b> |                          |

### 2025 Appraised Value

| Class           | Land          | Building | Total         |
|-----------------|---------------|----------|---------------|
| Vacant Lots - V | 55,410        | 0        | 55,410        |
|                 |               |          |               |
| <b>Total</b>    | <b>55,410</b> | <b>0</b> | <b>55,410</b> |

### 2024 Appraised Value

| Class           | Land   | Building | Total  |
|-----------------|--------|----------|--------|
| Vacant Lots - V | 57,130 | 0        | 57,130 |
|                 |        |          |        |
| Total           | 57,130 | 0        | 57,130 |

### Tract Description

LEAVENWORTH,PLT ORIG, S25, T08, R22E, BLOCK 4, LTS 1-11 & N1/2 VAC SHAWNEE ST ADJ Plat Book/Page 1A /1 Lot  
Width: 294.0 Lot Depth: 110.0 Deed Book/Page 1007/0316 0700/1893 0637/1072 0626/1968 0626/1967 0626/1965  
0626/1961 0476/0577 087C/0732

### Deed Information

| Book1 | Page1 | Book2 | Page2 | Book3 | Page3 | Book4 | Page4 |
|-------|-------|-------|-------|-------|-------|-------|-------|
| 21    | 1008  | 21    | 1007  | 11    | 10006 | 1007  | 0316  |

### Market Land Information

| Method | Type             | AC/SF | Eff FF | Depth | D-Fact | Inf1 | Fact1 | Inf2 | Fact2 | Ovrd | Class | Value Est |
|--------|------------------|-------|--------|-------|--------|------|-------|------|-------|------|-------|-----------|
| Sqft   | Primary Site - 1 | 32407 |        |       |        | 5    | 55    |      |       |      |       | 38,490    |

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