CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM

MEETING DATE	**March 25, 2014**	
RESOLUTION OR ORDINANCE NUMBER	N/A	
AGENDA TITLE	**Architectural Report on the Coffeyville Journal Building**	
REQUESTING DEPARTMENT	**Planning / Inspections**	
PRESENTER	**Dennis Jacobs, City Planner / Architect**	
FISCAL INFORMATION	Cost as recommended:	$0.00
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[X] Yes [ ] No
PURPOSE	**Background information for interim relocation decision.**	
BACKGROUND	**Commission requested information on the existing conditions at the Coffeyville Journal Building.**	
SPECIAL NOTES	N/A	
ANALYSIS	**Per Report.**	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
STAFF RECOMMENDATION	**For Information Only.**	

REFERENCE DOCUMENTS ATTACHED	**Architectural Report** **Montgomery County Assessor Data Sheets** **Last 12 month's city utility records**

Coffeyville
Engineering Department

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Coffeyville, Kansas 67337-0949
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CITY MANAGER AND COMMISSIONERS:

MARCH 21, 2014

INTRODUCTION

SUBSEQUENT TO THE LAST CITY COMMISSION MEETING, CITY STAFF CONDUCTED AN INSPECTION OF THE COFFEYVILLE JOURNAL BUILDING IN ORDER TO PERFORM DUE DILIGENCE REGARDING THE POTENTIAL PURCHASE OF THE FACILITY BY THE CITY OF COFFEYVILLE. PLEASE NOTE THAT THIS REPORT IS SOMEWHAT CONSTRAINED IN ITS ANALYSIS DUE TO THE RELATIVELY SHORT TIME FRAME THAT WAS PROVIDED IN WHICH TO REVIEW THE BUILDING AND PROVIDE COMMENTS AND RECOMMENDATIONS TO THE CITY COMMISSION. THE REPORT IS FURTHER CONSTRAINED IN THAT TIME AND FUNDS ARE NOT AFFORDED TO FULLY INVESTIGATE POTENTIAL HAZARDOUS MATERIALS CONTAINED WITHIN THE BUILDING. STAFF IS BOTH WILLING AND READY TO CONDUCT FURTHER ANALYSIS SHOULD THE CITY COMMISSION SO DESIRE.

General Background

The building was originally constructed in 1929 on the corner of Eighth and Elm Streets for Mr. Hugh Powell and Mr. Stanley Platz, owners of the Journal at that time. The architect for the design was the firm of Albert C. Wiser, Kansas City, Missouri. The building was constructed in the Egyptian Revival style, with brick exterior walls and cut stone trim, pediments, and coping. The Egyptian Revival theme is shown in the cavetto details above the exterior entry cornice and the interior column capitals.

The building is composed of three stories in the typical *piano nobile* form. This form usually is comprised of the main floor being raised partially above the surrounding grade with larger ceiling heights and more ornately decorated. Often there is a grand staircase leading to the main level. The ground (basement floor) level is thereby only partially below grade and allows for the presence of shorter windows and natural light into the basement. The subordinate spaces are typically placed on the upper floor, usually also with shorter ceiling heights and proportionally shorter windows. The Coffeyville Journal building is generally consistent with these design styles. The building footprint is rectangular, almost square, with the long dimension of roughly eighty-two feet and the shorter dimension of almost seventy-six feet. The front (south) elevation stands forty feet above grade in height.

Exterior Building Envelope

The building structure is composed of a concrete footing and foundation walls supporting the building frame. The Basement Floor is approximately five to ten feet below grade, depending on the façade. There are stairs to the ground level on the north elevation and on the west elevation at the southwest corner.

The building frame is constructed of reinforced concrete columns and beams, located at the corners and between windows on all four facades. The floor to floor heights vary from roughly thirteen to sixteen foot dimensions. The floor structures are constructed of one way reinforced concrete pan joists and beams with some

INTERMEDIATE BEAMS AS CALLED FOR TO CARRY SPECIFIC LOADING. THE CONCRETE COLUMNS EXTEND TO THE ROOF STRUCTURE ON THE UPPER FLOOR. THERE OPEN WEB STEEL BEAM GIRDERS SPAN THE FULL WIDTH OF THE BUILDING AT APPROXIMATELY ONE-THIRD POINTS, CREATING A CLEAR SPAN UPPER FLOOR AREA. THE GIRDERS SUPPORT STEEL BEAMS SPANNING BETWEEN THEM, WHICH IN TURN SUPPORT WOODEN ROOF JOISTS. THESE JOISTS ARE TOPPED WITH WOODEN ROOF DECKING WHICH IS THE BASE FOR THE BUILT-UP ROOFING SYSTEM. THERE IS A PARAPET ABOVE THE ROOF LEVEL ON ALL SIDES, BROKEN ONLY BY THE ELEVATOR EQUIPMENT PENTHOUSE ON THE NORTH WALL. IT HAS A SEPARATE ROOF. ACCESS TO THE ROOF IS THROUGH A DOORWAY ON THE UPPER FLOOR OUT ONTO A STEEL PLATFORM WITH A LADDER ON THE SIDE OF THE BUILDING UP OVER THE PARAPET.

THE INFILL BETWEEN CONCRETE COLUMNS IS COMPOSED OF HOLLOW CLAY TILE AND A WAINSCOT OF FACE BRICK ON THE INTERIOR AND FACE BRICK WITH STONE DETAILING BETWEEN THE WINDOWS ON THE EXTERIOR.

THE FLOORS ARE POURED-IN-PLACE REINFORCED CONCRETE, POURED INTEGRALLY WITH THE PAN JOIST STRUCTURAL SYSTEM.

BUILDING INTERIORS

THE THIRD FLOOR IS THE FULL SIZE OF THE MAIN FLOOR AND HAS AN EXTENDED CEILING HEIGHT WHICH EXPOSES THE MAIN STRUCTURAL STEEL GIRDER BEAMS. THE THIRD FLOOR IS GENERALLY OPEN, WITH A FULL HEIGHT PARTITION LOCATED AT APPROXIMATELY ONE-THIRD OF THE DISTANCE FROM THE EAST EXTERIOR WALL TOWARD THE WEST. THERE ARE A FEW OFFICE PARTITIONS ALONG THE SOUTH ELEVATION, THE FULL LENGTH OF THE BUILDING, AS WELL AS TWO ALONG THE WEST EXTERIOR WALL IN THE SOUTH CORNER. THERE ARE TWO UNUSABLE

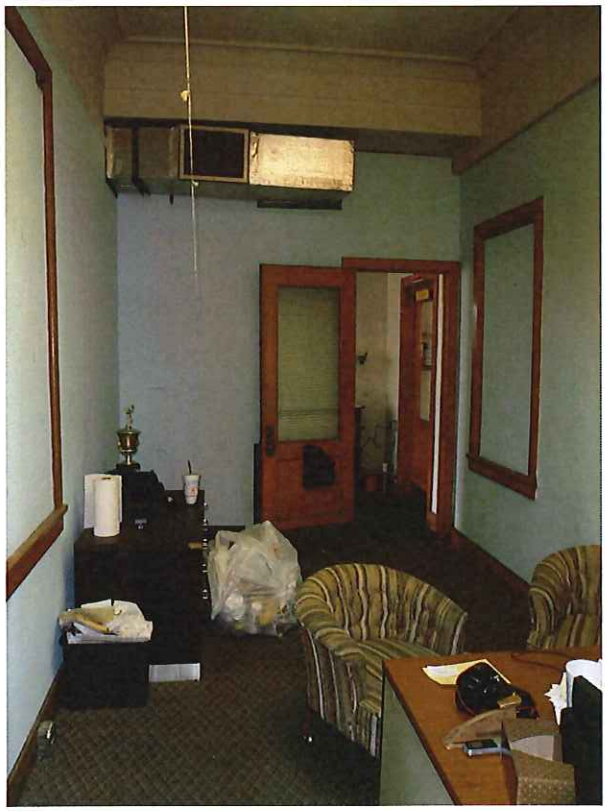
TOILETS ON THE THIRD FLOOR. IN ADDITION, THE FREIGHT ELEVATOR EXTENDS TO THE THIRD FLOOR, HOWEVER, THE OCCUPANTS INDICATED THAT IT HAD NOT BEEN USED FOR SOME TIME. THE MAJORITY OF THE FLOOR IS EXPOSED CONCRETE WITH SOME CARPET IN THE OFFICES. THE OPEN SPACE WAS USED FOR BULK STORAGE OF PAPER ROLLS AND IS MOSTLY EMPTY. THE OFFICE AREAS ARE EMPTY. AT AN EARLIER TIME, THEY HOUSED THE KGGF RADIO FACILITIES. THE LIGHTING IS MINIMAL AND APPROPRIATE FOR STORAGE WITH ABUNDANT NATURAL LIGHT THROUGH THE EXPANSE OF WINDOWS LOCATED ON ALL FOUR ELEVATIONS.

ACCESS TO THE ROOF IS FROM THIS FLOOR, HOWEVER THE DOOR WAS LOCKED AND NOT OBSERVED FIRST HAND FOR THIS REPORT. THE ROOF IS APPARENTLY A LOW PITCH ROOF WITH INTERNAL ROOF DRAINS.

I WAS INFORMED THAT THERE ARE ROOF LEAKS, MOST SEVERELY IN THE SOUTHWEST CORNER, BUT ALSO ON THE NORTH. THE LAST ROOF UPKEEP WAS COMPLETED IN 2010, AT A REPAIR COST OF APPROXIMATELY $5,000. EVIDENCE OF THE ROOF LEAKS WAS APPARENT ON THIS FLOOR AND ALSO ON THE MAIN FLOOR, AS REPORTED FROM THE OCCUPANTS.

THE MAIN FLOOR IS THE FULL SIZE OF THE BASEMENT FLOOR AND MEASURES APPROXIMATELY SEVENTY-SIX FEET BY EIGHTY-TWO FEET FOR A PER-FLOOR AREA OF AROUND SIXTY-TWO HUNDRED SQUARE FEET. THE MAIN FLOOR IS COMPOSED OF MOSTLY OFFICE SPACES WITH SEVERAL LARGE ROOMS CONTAINING DEMOUNTABLE PARTITIONS AND PARTIAL HEIGHT PARTITIONS. THE FORMER NEWSROOM IS ALSO A LARGE IRREGULARLY SHAPED OPEN SPACE, ROUGHLY "L-SHAPED" WITH A MEZZANINE AND SECONDARY ENTRANCE. ALSO INCLUDED ON THIS FLOOR IS A SUBSTANTIAL SIZED VAULT AND THREE TOILETS, TWO OF WHICH APPEAR TO BE IN WORKING ORDER. THERE ARE TWO PRIVATE OFFICES IN THE SOUTHEAST CORNER, THE PUBLISHER'S OFFICE AND A SECRETARY SPACE WHICH ARE INTERCONNECTED. THERE ARE ALSO TWO INTERCONNECTED OFFICES ON THE MEZZANINE.

The majority of the floor is carpeted or tiled with some areas of exposed concrete. The entry has mosaic tile which appears to be original to the construction. Generally the ceilings are suspended grid with drop-in ceiling board panels and general office lighting. As with the Third Floor, there are large expanses of windows on all four elevations.



The Basement Floor is full sized and is recessed about one half of its height below grade. This allows for shorter windows and natural light to illuminate the interior of the below grade spaces. The south half of the floor is open space for the printing press equipment which is still in place and intact. Adjacent to it are support spaces for operation. Around the perimeter are work spaces and storage spaces, including a darkroom with equipment. The elevator has an opening on this level and a stairway leads to the alley on the north. The original boiler room is located on the west wall, however the equipment has been removed, with only the piping and vents remaining.

THIS FLOOR HAS EXPOSED STRUCTURE FOR A MAJORITY OF THE AREA WITH SOME OF THE INTERIOR ROOMS CONTAINING A SUSPENDED CEILING. LIGHTING IS GENERALLY TASK LIGHTING MIXED WITH AREAS OF GENERAL OFFICE SPACE LIGHTING. THE DARKROOM IS FURNISHED WITH SPECIALTY LIGHTING. THE FLOOR IS ALMOST ENTIRELY EXPOSED CONCRETE.

OBSERVATIONS

STRUCTURAL SOUNDNESS:

THE CONCRETE FRAME AND FLOOR APPEAR TO BE INTACT AND IN EXCELLENT CONDITION. THE FRAME SHOWS NO STRESS AND NO CRACKING EITHER AT THE FLOOR LINE OR AT BEARING POINTS. I SAW NO EVIDENCE OF MASONRY FRACTURES OR OPEN JOINTS, EITHER ON THE INTERIOR OR THE EXTERIOR. THERE APPEARS TO BE LITTLE OR NO SETTLEMENT OF THE FOUNDATION OR LATERAL MOVEMENT OF THE FOUNDATION WALLS.

THE CONCRETE FLOORS WERE ONLY OBSERVED WHERE THERE WAS NO COVERING FLOOR FINISH. THE FLOOR AT THE UPPER FLOOR DID HAVE SOME EVIDENCE OF CRACKING, BUT IT DID NOT APPEAR TO BE RECENT. MOST OF THE MAIN FLOOR IS COVERED. THE LOWER FLOOR ALSO HAD MINIMAL EVIDENCE OF SOME PREVIOUS MOVEMENT, BUT IT IS NOT SEEN AS SIGNIFICANT.

Exterior Envelope:

The existing roofing is not protecting the interior of the building. The repairs that were made several years ago have not maintained the integrity of the membrane. Water infiltration is a major source of damage to building interiors as well as the roof decking. That is the case with the Journal Building. Delaying repairs multiplies the final costs as the water will do more damage once inside.

The existing windows are original to the building's construction. These original windows were designed to provide ventilation during hot weather and therefore opened to the exterior. At the time there was no air conditioning. The windows are steel sash, non-thermally insulated, with single pane glazing. Unlike today's window construction, each window pane is separately surrounded by steel framing and puttied into place. After eighty-four years of exposure to the elements, the windows have begun to rust. The extent of the rusting is severe and close to the point of losing structural integrity. Most window openings are seven to nine feet tall and eight to twelve feet wide. Overall more than one third of the entire wall surface is window. While it would be more cost effective to replace the windows with

modern, large glazed, aluminum, insulated fixed windows, The Journal Building is only 325 feet from the Midland Theatre, a building listed on the National Register of Historic Places. Because it is located less than 500 feet away, any changes to the appearance of the exterior of the Journal Building will need to submitted to the Kansas State Historic Preservation Office for approval.

The building skin is fully masonry, mostly face brick exterior and clay tile interior. The exceptions are the presence of cut stone detailing around the entrance, above the windows and to delineate the parapet line. On the interior, where the masonry is exposed, there are locations of face brick wainscoting below the tile. All investigated areas of masonry appear to be tight, without fractures or masonry joint cracking.

Building Access:

Even though the site is relatively flat, the design of the building has placed the entrances to the building at a midpoint between floors. The building has access on the north, west and south elevations of the

building. On the north there are stairs from the entrance, located in the middle of the wall, both down to the lower level and up to the main level. These are secondary employee entrance stairs and are relatively narrow straight run, single flight stairs. On the west there are stairs in the southwest corner and these stairs are multi-story, narrow, emergency exitway stairs that exit the building on a stair landing. Both of these stairways are constructed of concrete, are located on the interior of the building, and appear to be in good condition. The grand stairway is the main public entrance to the building and is located in the middle of the south elevation. This stairway is constructed of cut stone and concrete, is a wide staircase,

and is located on the exterior of the building. While the stairway appears to be in sound condition, it should be noted that the center handrail has been removed.
The controlling factor for access to the building is that in their current configuration, the stairways do not meet the requirements of the Americans With Disabilities Act. In general terms it states that if you are to provide access for any portion of the public to a building, then you will provide access for all of the public to that building. Stairs do not allow access for wheelchair bound citizens. This access can be provided with a lift or a ramp. In assessing the existing grade and landing elevation relative to the occupied floor, it appears that a ramp would need to be provided onto the main level to meet this requirement.

Environmental Conditions:

The building was originally constructed with a gas fired steam boiler and radiators providing heat to the building. The boiler has been removed, although the vents and some piping remain in the boiler room. It is located on the lower level in the northwest corner of the building. While the major equipment appears to have been removed completely, the piping and individual radiators are still in place throughout the building. There was not sufficient time to determine if any of the piping or valves had been insulated with asbestos containing insulation or if the insulation has been completely removed prior to this report. This could be a factor in the use or resale of the building. The building currently is both heated and cooled with equipment added sometime in the past. There are major HVAC units located on each floor, generally in the middle of the floor plan area. These have a little ductwork associated with them, mostly on the main floor level. The

UPPER AND LOWER FLOORS UTILIZE THE UNITS MAINLY AS SPACE HEATERS/COOLERS WITH SHORT TRUNK LINES DUMPING AIR INTO THE OPEN SPACE.

PLUMBING CONDITIONS:

THE BUILDING HAS MAINTAINED FOR THE MOST PART THE ORIGINAL TOILETS IN THE ORIGINAL LOCATIONS TO THE CURRENT DATE. SINCE THE UPPER FLOOR AND LOWER FLOOR ARE NOT CURRENTLY OCCUPIED, THOSE TOILETS LOCATED ON THESE FLOORS HAVE BEEN DISCONNECTED OR SHUT OFF. THERE ARE WORKING TOILETS ON THE MAIN FLOOR, NONE OF WHICH ARE ADA ACCESSIBLE.

ELECTRICAL CONDITIONS:

THE ELECTRICAL SYSTEM IN THE BUILDING IS LARGELY ORIGINAL AND STILL INTACT. THERE ARE A VARIETY OF TYPES OF PANELBOARDS, DISCONNECTS, SWITCHES AND FUSE BOXES. THERE IS SUFFICIENT CAPACITY TO THE BUILDING TO PROVIDE FOR ANY FORESEEABLE POWER NEEDS FOR THE CITY'S USE OR FUTURE OWNER AFTER THE CITY'S OCCUPANCY HAS ENDED. SOME OF THE GEAR DOES NOT MEET CURRENT ELECTRICAL STANDARDS, BUT FOR GENERAL OFFICE FUNCTIONS, SUFFICIENT COMPLIANT DEVICES ARE AVAILABLE. THE MAIN FLOOR HAS SUFFICIENT NATURAL LIGHT AND LIGHTING FIXTURES TO OPERATE.

Summary and Budget

As with many other buildings in our community, built during the robust era of brick plants, glass plants, Page Milk Company, Dale Hotel and the Midland Theatre, the Coffeyville Journal Building reflects the quality of the construction craft proven at the time. Today we are confronted with additional decisions including energy conservation, access for all citizens, internet communications and individual environmental control, to name a few. It also must be noted that a larger and larger percentage of construction projects today involve adaptive reuse of existing, well-constructed buildings. The free span, open upper level, the multitude of windows into the lower level, the unusually tall ceiling heights on the main level are all assets that are sought out when looking at existing building possibilities.

The use of the building as an interim city office space during the period of City Hall remodeling is certainly feasible. The space on the main level is adequate to house the non-police functions, including, administration, information technology, human resources, engineering, commission meetings, planning meetings, and have adequate hoteling space for legal and public service.

It appears that there are two major issues which should be confronted in making the decisions regarding the interim use as City Hall. The first is providing access for all citizens to the building while conducting business with the city, or simply attending a commission meeting. The second is making the needed repairs to the building to assure that the facility is a safe and stable working environment for the employees. Overcoming these issues is going to require the expenditure of citizens' tax dollars in the most efficient ways possible to assure them of the best stewardship of the public's funds.

There are both identifiable costs and estimated costs composing the necessary budget for the Journal Building adaptive reuse. A starting initial base cost could be the Montgomery County Assessor records for the property. A copy is attached to this report, which lists the 2014 appraised value for building and property at $163,340.

Next is the estimated cost of providing access for the public to the building. There are several possibilities including a ramp, a lift, and renovating the existing freight elevator for public use. The most durable and longest lasting solution is to construct a ramp. It would be permanent, maintenance free and the least expensive. The lift is approximately the same cost and the elevator renovation is the more expensive and least maintenance free. However, the ramp is arguably the most expansive from a space standpoint and has the most impact on the appearance of the building. These are both factors that should be

CONSIDERED. A RAMP THAT RISES THE NECESSARY SIX FEET FROM THE SIDEWALK TO THE FINISH FIRST FLOOR LEVEL WILL NEED TO BE AT LEAST SEVENTY-TWO FEET LONG, PLUS A FIVE FOOT SQUARE LANDING AT THE BOTTOM, AT THE TOP, AND FOR EACH THIRTY INCHES OF RISE AS A PLACE TO PAUSE IN THE INCLINE. IN ADDITION THERE NEEDS TO BE INCLUDED RAILINGS AND WHEEL CURBING TO ASSIST IN THE ACCESS FOR THE USER. ALSO A FACTOR IS THAT THE PORTIONS OF THE RAMP THAT WOULD ABUT THE BUILDING WALL WILL COVER WINDOWS INTO THE LOWER LEVEL. LASTLY, SOME CONSIDERATION SHOULD BE GIVEN TO THE APPEARANCE SUCH A RAMP WOULD HAVE ON THE FRONT OF THE BUILDING. IT IS ESTIMATED THAT A RAMP SATISFYING THESE CRITERIA MIGHT COST IN THE RANGE OF $30,000. TO $40,000.

ONCE IN THE BUILDING, SOME PROVISION IS NECESSARY TO PROVIDE AN ACCESSIBLE REST ROOM FOR BOTH THE PUBLIC AND AN EMPLOYEE, WHO MIGHT NEED THE EXPANDED COMPLIANT FACILITY. WHILE NONE OF THE THREE EXISTING MAIN FLOOR REST ROOMS IS CONFIGURED PRESENTLY TO ACCOMMODATE A WHEELCHAIR, THERE IS ADEQUATE SPACE TO PROVIDE ONE ON THIS LEVEL. ONE UNISEX REST ROOM WOULD BE ADEQUATE TO MEET THE MINIMUM STANDARDS. INCLUDING A LARGER THAN STANDARD DOORWAY, HARDWARE, FIXTURES, GRAB BARS AND ACCESSORIES, THE ESTIMATED BUDGET FOR THIS MIGHT BE IN THE RANGE OF $4,000. TO $6,000.

THE SECOND MAJOR ISSUE TO BE CONFRONTED IS MAINTAINING THE INTEGRITY OF THE EXISTING BUILDING FOR THE DURATION OF THE CITY'S USE OF THE FACILITY AND MAKING THE REPAIRS NECESSARY TO PROTECT THE VALUE OF THE ASSET BEING PURCHASED. THE HIGHEST PRIORITY IS THE PROTECTION OF THE INTERIOR BY REPLACING THE ROOF BEFORE ADDITIONAL DAMAGE IS CAUSED, BOTH TO THE DECKING AND TO THE INTERIORS BELOW. RAINWATER FROM THE CURRENT LEAKS HAS PENETRATED THROUGH THE UPPER LEVEL DOWN TO THE MAIN FLOOR AND STAINED CARPETS. ANOTHER PATCHING IS TEMPORARY AT BEST. REPLACING THE ROOF BY REMOVING THE CURRENT MEMBRANE AND REPLACING IT WITH A NEW, WARRANTED ROOFING SYSTEM WOULD BE THE BEST LONG TERM SOLUTION AND FACILITATE RESALE. THE ROOF IS APPROXIMATELY 6,200. SQUARE FEET IN AREA, NOT INCLUDING THE ELEVATOR PENTHOUSE. AN ESTIMATE OF THE COSTS TO REMOVE AND REPLACE THE SYSTEM WOULD BE IN THE RANGE OF $31,000. TO $43,000. DEPENDING ON THE SYSTEM SELECTED AND THE DESIRED WARRANTY GUARANTEE.

THE OTHER COMPONENT OF MAINTAINING A WEATHERPROOF EXTERIOR AND PROTECTING THE BUILDING FROM FUTURE DAMAGE IS THE RESTORATION / REPLACEMENT OF THE EXTERIOR WINDOWS. A THOROUGH INSPECTION BY AN INDUSTRY PROFESSIONAL WOULD DETERMINE WHAT PORTION OF THE ENTIRE WINDOW SYSTEM IS BEYOND THE POINT OF RESTORATION AND NEEDS TO BE REPLACED. THE DEPTH OF DAMAGE DUE TO THE RUSTING OF THE STRUCTURAL COMPONENTS NEEDS TO BE ANALYZED IN DETAIL BEFORE A DECISION CAN BE MADE. WINDOW REPLACEMENT COSTS WOULD GENERALLY BE IN THE $17.00 TO $20.00 PER SQUARE FOOT OF WINDOW AREA, ASSUMING THE REPLACEMENTS WOULD BE THERMALLY INSULATED FRAMES AND LOW-E FILM, INSULATED GLAZING.

This replacement cost could potentially be the most significant portion of the renovation costs, more than a ramp or roofing.

Lastly, there are two additional services which could be of benefit in reaching a decision regarding the purchase of the Journal Building. An independent appraisal, beyond the scope of the County Assessor's rating, should help in determining a beginning point for negotiations toward purchase. A budget of $1,000. should be reasonable for this activity. Also, a Phase I environmental study would help to identify any remaining asbestos containing materials in the building and on the adjacent grounds. It is apparent that vinyl asbestos floor tile is present, but in addition there might possibly be asbestos in some of the draperies and also in any piping insulation related to the original boiler and radiator piping, and valve insulation. A budget of $2,000. to $4,000. should cover the Phase I costs. Any probable presence of asbestos would warrant additional testing and removal necessitating additional costs, not covered in this budget analysis.

The implementation of these building components improvements would have the potential to preserve and increase the viability of this cornerstone building of the downtown business district of Coffeyville. Attached to this report is a copy of the county parcel information for the property and the last year's city utility records. Gas usage was not available. Also, an additional one hundred photographs are available to provide further insight into the scope of work for the overall building and detailed conditions not included herein.

Dennis Jacobs, City Planner/Architect

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The Parcel Number for this Property is 063-197-36-0-30-31-013.00-0
Quick Ref ID: 15624

Owner(s) Name and Mailing Address

Owner Name	CJ PUBLISHING, LLC
Address	302 W 8TH ST COFFEYVILLE, KS 67337

Property Situs Address

Address	302 W 8TH ST, Coffeyville, KS 67337

Land Based Classification System

Function	Periodical publishing / printing
Activity	Primarily plant or factory-type activities
Ownership	Private-fee simple
Site	Developed site - with buildings

General Property Information

Prop Class	Commercial & Industrial - C
Living Units	
Zoning	
Neighborhood	204.C
Tax Unit Group	105

Property Factors

Topography	Level - 1
Utilities	All Public - 1
Access	Paved Road - 1 Alley - 7
Fronting	Secondary Artery - 2
Location	Secondary Strip - 5
Parking Type	Off Street - 1
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2014 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	13,000	150,340	163,340
Total	13,000	150,340	163,340

2013 Appraised Value

Class	Land	Building	Total
Commercial & Industrial - C	13,000	155,750	168,750
Total	13,000	155,750	168,750

Tract Description

JOURNAL SUB PRT 1 OSBORNS 4TH, S36, T34, R16, BLOCK 1, LOT 9; N 25' LOT 10; E 103' OF S 25' LOT 10; E 103' LOT 11; OSBORNS 4TH ADD; E 103' LOT A; JOURNAL SUB; Lot Width: 103.0 Lot Depth: 250.0

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
571	197	570	347				

Market Land Information

Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	Ovrd	Class	Value Est
Sqft	Primary Site - 1	32500										13,000

General Commercial Building Information

General Building Information	
LBCS Structure Code	Heavy industrial structures and facilities
Bldg No.	1
Building Name	COFFEYVILLE JOURNAL
Identical units	1
No. of Units	
Unit Type	
MS Mult	
MS Zip	

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

Commercial Building Sections & Basements

Sec	Occupancy	MSCls	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR%	Rsn	Inc Use	Net Area	Cls	RCN	%Gd	Value
1	Industrials, Light Mftg.	C	2.00	1929		01/01		4,935	234	15	3	3				082			573,120	24	137,550
1	Industrials, Light Mftg.	C	2.00	1929		02/02		4,935	234	15	1	1				045			221,140	3	6,630
2	Industrials, Light Mftg.	C	2.00	1929		01/01		1,140	79	16	1	1				084			56,900	3	1,710
2	Industrials, Light Mftg.	C	2.00	1929		02/02		1,140	79	18	1	1				084			67,930	3	2,040

Commercial Building Section Components

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	Brick, Solid		100				
1	Warmed and Cooled Air		100				
1	Brick, Solid		100				
1	No HVAC						
2	Brick, Solid		100				
2	No HVAC						
2	Hot Water		100				
2	Refrigerated Cooling, Pack		100				
2	Stud -Brick Veneer		100				

Other Building Improvements

Id	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
22	Site Improvements	C	2.00	1	1950			10		8		1	2	2					15,090	16	2,410

Other Building Improvement Components

Id	Code	Units	Pct	Size	Other	Rank	Year
22	Paving, Asphalt w/Base	4,900		10			

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ACCOUNT NUMBER: 19-0600-00 C J PUBLISHING LLC DBA COFF JO

ADDRESS: 302 W 8TH

METERED SERVICES:

	4/12/2013	5/10/2013	6/14/2013	7/11/2013	8/14/2013	9/15/2013	10/11/2013	11/13/2013	12/12/2013	1/
GEN SERV WITH DE	3,840.00	2,640.00	3,360.00	6,240.00	6,560.00	6,080.00	3,920.00	2,240.00	3,520.00	3,
DEMAND	9.60	16.80	20.00	23.20	28.00	28.00	26.40	13.60	13.60	
COM INSIDE 1"	2.00	2.00	2.00	1.00	1.00	2.00	1.00	0.00	2.00	

	4/12/2013	5/10/2013	6/14/2013	7/11/2013	8/14/2013	9/15/2013	10/11/2013	11/13/2013	12/12/2013	1/
ELECTRIC	340.61	258.69	321.23	518.42	549.39	517.62	371.36	217.06	319.42	
ELECTRIC POWER C	103.68	69.43	102.82	153.50	162.69	134.98	81.14	69.22	93.98	
CITY ELECTRIC TA	6.66	4.92	6.36	10.08	10.68	9.79	6.79	4.29	6.20	
STATE ELECTRIC T	14.00	10.34	13.36	20.66	21.90	20.07	13.91	8.81	12.72	
WATER	23.03	23.03	23.03	16.18	16.18	23.03	16.18	9.33	23.03	
CITY WATER TAX	0.34	0.34	0.34	0.24	0.24	0.34	0.24	0.14	0.34	
STATE WATER TAX	0.73	0.73	0.73	0.51	0.51	0.71	0.50	0.29	0.71	
FIRE PROTECTION	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	
SEWER	17.75	17.75	17.75	17.75	17.75	17.75	17.75	17.75	17.75	
WATER PROTECTION	0.06	0.06	0.06	0.03	0.03	0.06	0.03		0.06	
STORM WATER UTIL	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	
ELECT DEPOSIT IN										
WATER DEPOSIT IN										
TOTAL	521.86	400.29	500.68	752.37	794.37	739.35	522.90	341.89	489.21	

	3/21/2013	4/23/2013	5/21/2013	6/24/2013	7/17/2013	8/21/2013	10/01/2013	10/24/2013	11/21/2013	12/
PAYMENT	526.25CR	521.86CR	400.29CR	500.68CR	752.37CR	794.37CR	739.35CR	522.90CR	341.89CR	

SELECTION CRITERIA

ACCOUNT SELECTIONS:

REPORT SELECTION: SELECTED

ACCOUNT NUMBER(S): 19-0600-00

PRINT OPTIONS

TRANSACTION DATE RANGE: 3/20/2013 THRU 3/19/2014

** END OF REPORT **