

JOINT COMMITTEE ON STATE BUILDING AND CONSTRUCTION

October 5, 2016

Chanute Hospital

Linda Thomas

Deputy Director, Real Estate

Office of Facilities and Property Management

The Department of Administration has been working with the Department for Children and Families and the Neosho Memorial Regional Medical Center for the past two years to facilitate the sale of property in Chanute. The building is a former state hospital that is in proximity to the Neosho Memorial Regional Medical Center.

Legislation was enacted in 2015 to authorize the parties to negotiate a sale. Four state agencies located in the building have entered into leases to occupy new space in Chanute that is being constructed. Occupancy is expected in the summer of 2017 for DCF.

The following is an overview of actions to date:

- First appraisal returned price of \$1,300,000.
- Poor comparables were used due to location, ie. Properties located in Manhattan and Holton
- Second appraisal returned price of \$640,000. This was based on sales in the region but no consideration given to building condition.
- Neosho Memorial Regional Medical Center offers \$121,000, based on the hospital's procured appraisal.
- Negotiations with DCF has reduced price to \$250,000.
- Issues affecting property value include:
 - o Asbestos abatement
 - o Lead Paint abatement
 - o Underground tank, contaminated with water and oil sludge

Attachment 40
Joint Committee on State Building
Construction
Date 10-5-16

- o Water tower/air handler not expected to last through this summer
 - o Boiler not expected to last.
 - o Building exterior failing in selected areas
 - o Foundation failing in selected areas, water undermining foundation
- Negotiations continue between the two parties. NMRMC is acquiring hazardous waste abatement and demolition bids. The party has indicated that it has no use for the building but that the property would be used for future expansion.

CRAWFORD COUNTY APPRAISER

1st Floor, County Courthouse
PO Box 217
Girard KS 66743-0217
620-724-6052 or 620-724-6365

Return Service Requested

**Valuation Notice
THIS IS NOT A TAX BILL**

STATE OF KANSAS LANDON STATE OFFICE BLDG
% STOCK, MARK
900 SW JACKSON ST RM 600
TOPEKA KS 66612-1220

PROPERTY ADDRESS:

4?? E HWY 126
Pittsburg KS

PARCEL NUMBER: 019-195-22-0-00-00-005.00-0 ✓
QUICK REF ID: R9791



PHONE: 620-724-6052 or 620-724-6365

DATE MAILED: 02/28/2014

TAXING UNIT GROUP : 080

SUBDIVISION:

LOT: **THROUGH:**

BLOCK:

SEC-TWP-RNG: 22 - 30 - 24

LEGAL: S22, T30, R24, ACRES 182, S1/2 SE1/4,
S1/2 NE1/4 SE1/4, N1/2 NE1/4 SE1/4, LYG E
CRK, & E1/2 NE1/4, LESS TR BEG NE COR, TH
SWLY 650, W 900, N 600, E 1320, TO POB, LESS
ROW

This is your official notification of the County Appraiser's estimate of value for your property.
The value has been updated as required by law.

2014 CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
E	54,600	0
TOTALS:	54,600	0

PRIOR YEAR CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
E	54,600	0
TOTALS:	54,600	0

Real property is appraised at "market value" as it exists the first day of January each tax year, except for land devoted to agricultural use, which is appraised at its "use value" not "market value".

Please refer to the back of this document for more information. A guide to the appeals process in Kansas is available free of charge in your County Appraiser's Office.

If you have any questions or wish to schedule an appeal, call the Appraiser's Office customer service number at: 620-724-6052 or 620-724-6365.

40-3

13465-15-#

013465



Crawford County Property Data

Current Theme:
 General Info
 Residential
 Commercial
 Agricultural
 Map
 Building Sketch
 Full Report
 Help

Data:	Updated:
Property Info	8/18/2016
Parcel Map	8/18/2016
Aerial Photos	3/2015

1 property record was found. This is now the Subject Property.

Rec	Parcel ID	Owner Name
1	019195220000005000	STATE OF KANSAS LANDON STATE OFFICE BLDG

General Information

Subject Property: 019195220000005000

QuickRef ID : 9791

Owner Name : STATE OF KANSAS LANDON STATE OFFICE BLDG

Location : 4?? E HWY 126, Pittsburg, KS 66762.

Legal Desc : S22, T30, R24, ACRES 182, S1/2 SE1/4, S1/2 NE1/4 SE1/4, N1/2 NE1/4 SE1/4, LYG E CRK, & E1/2 NE1/4, LESS TI
 The legal description displayed above is not adequate for use in legal documents

Owner Information

Owner :

STATE OF KANSAS LANDON STATE OFFICE BLDG

Property Details

Property Type :
 Exempt

Property Status :
 Active

Market Land Details

Actual Width :

Eff Width :

Eff Depth :

No Permit Details found.

Value Details

Year :	2016
Land :	\$54,600
Current Final Value (Exempt) : Building :	\$0
Total :	\$54,600

Deed Book/Page

Book / Page List and Misc Legal D
 Book/Page 160 /562 160 /391

No Sale Details found. (Please log in to view this data.)

Thomas, Linda [DAFPM]

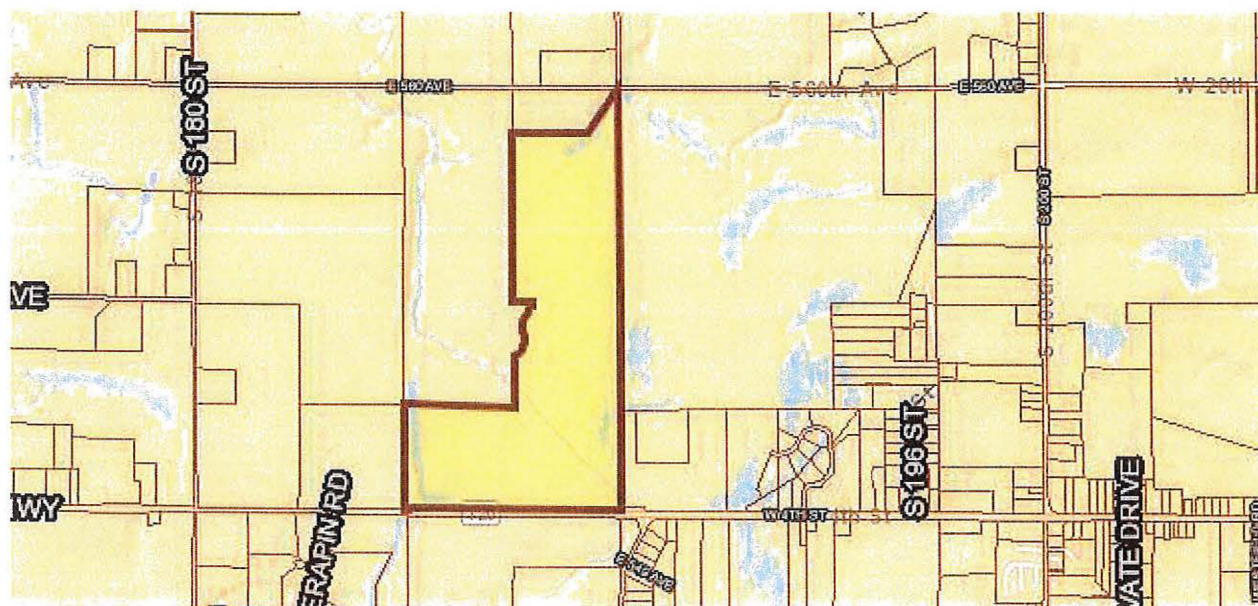
From: Thomas, Linda [DAFPM]
Sent: Thursday, August 25, 2016 1:20 PM
To: Thomas, Linda [DAFPM]
Subject: Sent from Snipping Tool

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<http://orka.kansasgis.org/MainPage.aspx#top1>

From: Thomas, Linda [DAFPM]
Sent: Thursday, August 25, 2016 1:04 PM
To: Thomas, Linda [DAFPM]
Subject: Sent from Snipping Tool



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Crawford County Property Data

Current Theme:
 General Info
 Residential
 Commercial
 Agricultural
 Map
 Building Sketch
 Full Report
 Help

Data:	Updated:
Property Info	8/18/2016
Parcel Map	8/18/2016
Aerial Photos	3/2015

Neighbor

2 property records were found. Click a **Parcel ID** to establish a Subject Property.

Rec	Parcel ID	Owner Name
1	0191952200000002010	HOWARD, SCOTT M & RACHEL L
2	0191952200000005000	STATE OF KANSAS LONDON STATE OFFICE BLDG

General Information

Subject Property: 0191952200000002010

QuickRef ID : 9784

Owner Name : HOWARD, SCOTT M & RACHEL L

Location : 4?? E 560TH AVENUE, Pittsburg, KS 66762.

Legal Desc : S22, T30, R24, ACRES 124.7, W1/2 NE1/4; NW1/4 SE1/4 & TR BEG NW COR NE1/4 SE1/4, TH E 247.5, SWLY AL

The legal description displayed above is not adequate for use in legal documents

Owner Information

Owner :

HOWARD, SCOTT M & RACHEL L

Property Details

Property Type :
Agricultural Use

Property Status :
Active

Market Land Details

Actual Width :

Eff Width :

Eff Depth :

No Permit Details found.

Value Details

Year :	2016
Land :	\$6,400
Building :	\$0
Total :	\$6,400

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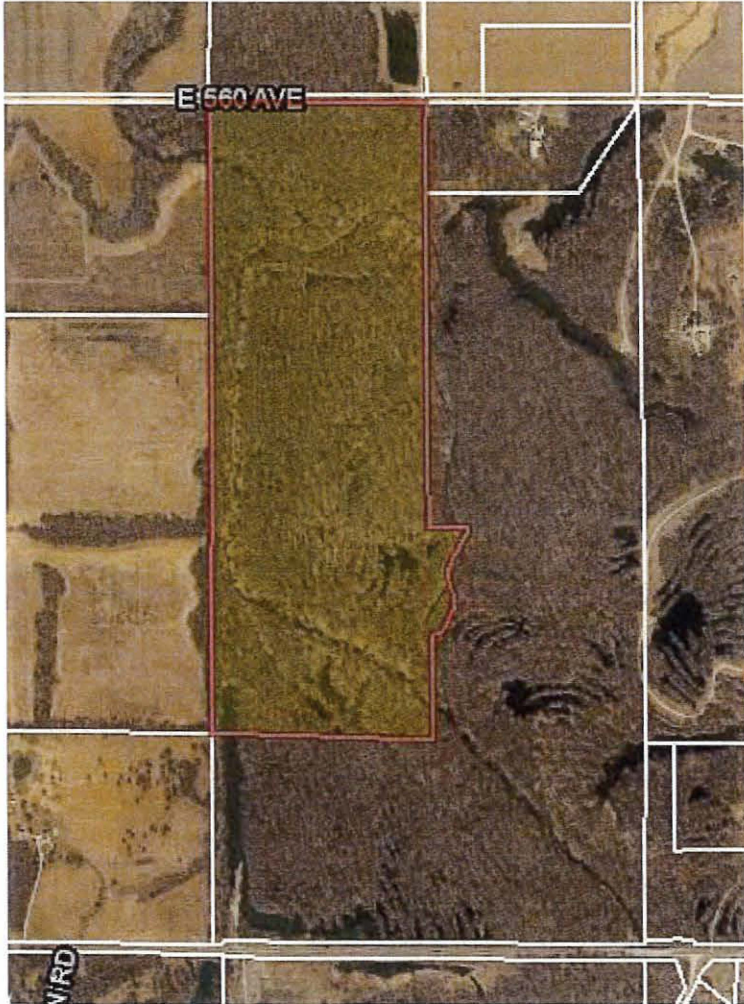
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Book/Page 200 /251

No Sale Details found. (Please log in to view this data.)

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Thomas, Linda [DAFPM]

From: Thomas, Linda [DAFPM]
Sent: Thursday, August 25, 2016 1:19 PM
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8-04


**Crawford County
Property Data**

Current Theme:

General Info
Residential
Commercial
Agricultural
Map
Building Sketch
Full Report
Help

Data:	Updated:
Property Info	8/18/2016
Parcel Map	8/18/2016
Aerial Photos	3/2015

Neighbor

1 property record was found. This is now the Subject Property.

Rec	Parcel ID	Owner Name
1	0191952200000002000	RENN, DANIEL C & ALICE E RENN REV LIVING TRUST

General Information
Subject Property: 0191952200000002000

QuickRef ID : 9783

Owner Name : RENN, DANIEL C & ALICE E RENN REV LIVING TRUST

Location : 748 S 180TH STREET, Pittsburg, KS 66762.

Legal Desc : S22 , T30 , R24 , ACRES 118.3 , S1/2 NW1/4; NE1/4 SW1/4 AND N 33' W1/2 SW1/4, LESS ROW..

The legal description displayed above is not adequate for use in legal documents

Owner Information
Owner :

RENN, DANIEL C & ALICE E RENN REV LIVING TRUST

Property Details
Property Type :
Farm Homesite

Property Status :
Active

Market Land Details
Actual Width :
Eff Width :
Eff Depth :
No Permit Details found.
Value Details

	Year :
	Land :
Current Final Value (Agricultural) :	Building :
	Total :

	Year :
	Land :
Current Final Value (Farm Homesite) :	Building :
	Total :

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Book/Page 245 /155 245 /154

No Sale Details found. (Please log in to view this data.)

Thomas, Linda [DAFPM]

From: Thomas, Linda [DAFPM]
Sent: Thursday, August 25, 2016 1:10 PM
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