

PROPERTY INFORMATION PACKET

**HISTORIC ST. JOHN'S HOSPITAL
139 N. Penn Ave., Salina, KS**

**ONLINE ONLY - Bidding Ends
Tuesday, December 16, 2021 @ 2:00 PM CST**



AUCTION DIVISION

J.P. Weigand & Sons, Inc. - Auction Division
150 N. Market Wichita, KS 67202 | WeigandAuctions.com



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com



Property Details for PID: 0850811204016001000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0850811204016001000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelid=0850811204016001000
QuickRef ID :	R4753
Owner Name :	SUNFLOWER ST JOHNS LLC
Location:	139 N PENN AVE, Salina, KS 67401
Abbreviated Boundary Description:	RIVERSIDE PK & RES 1-3, S12, T14, R3, BLOCK 11, 99,042 SQUARE FEET, BLK 11 LESS BEG NW/C TH E 186 S 121.56 W 2.88 S 22.62 W 113.32 SW 10.41 S 11.91 W 64.1 N 159.53 TO POB

Owner Information:

Owner	SUNFLOWER ST JOHNS LLC
Mailing Address	1520 GRAND BLVD #STE 2 KANSAS CITY, MO 64108-1438

Property Information:

Type	Commercial & Industrial
Status	Active
Taxing Unit	001
Neighborhood Code	523

Secondary Address Details

Address	148 N OAKDALE AVE, Salina, KS 67401
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Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	2
Square Feet	99,042

Permit Details

Number	Date	Amount	Purpose
01519	Jun 02, 1999	52000.0000	10
02148	Feb 25, 2002	2165.0000	INSTALL DOOR 2ND FLR
7430	Aug 17, 2016		DEMO NORTH SINGLE STORY WING
17998	Jan 09, 2017		DEMO PARTIAL-EAST ENTRY
2020	Sep 08, 2020		FIELD CHECK NEEDED

Deed Book Page Details

Book	Page
1293	988

Additional Deed Book Page Details

Deed Book/Page 1316/102 1117/1011 0375/0804 0343/0466 0342/0906 0295/0443 1316/102 - APP

Value Details

	Year	2021
Current Final Value (Commercial and Industrial)	Land	\$170,560.00
	Building	\$0.00
	Total	\$170,560.00

	Year	2020
Current Final Value (Commercial and Industrial)	Land	\$170,560.00
	Building	\$0.00
	Total	\$170,560.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

No Other Improvements found

Commercial Building Details

Building No:	units :	Ident Units :	Struct Type :
0	0	1	Hospital

Commercial Building Section Details

Section No:	Level From :	Level To :	Size :	Perimeter :	Occupancy :	Wall Height :	Year Built :
1	1	1	35280	376	Hospital	12	1914

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
2	1	1	12936	227	Hospital	12	1951

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
3	1	1	4218	130	Hospital	12	1951

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
5	1	1	1600	80	Hospital	12	1957

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
7	1	1	11055	210	Hospital	12	1964

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		

Basement Details

		Occupancy :	Type :	Area :	Depth :	Use :	Rank :
				11,055	10		Average
8	1	1	11055	210	Hospital	12	1964

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
9	1	1	8032	179	Hospital	12	1966

Commercial Component Details

		Commercial	Brick with	Units :	100 %		
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11/12/21, 10:58 AM

<https://www.kansasgis.org/orka/getpiddetail2.cfm>

		Component :	Block Back-up				
		Commercial Component :	Complete HVAC	Units :	100 %		
10	1	1	1828	85	Hospital	12	1967
Commercial Component Details							
		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
1	1	1	17738	266	Hospital	12	1971
Commercial Component Details							
		Commercial Component :	Brick with Block Back-up	Units :	100 %		
		Commercial Component :	Complete HVAC	Units :	100 %		
Basement Details							
		Occupancy :	Type :	Area :	Depth :	Use :	Rank :
				17,738	10		Average
2	1	1	34986	374	Hospital	12	1971
Commercial Component Details							
		Commercial Component :	Brick with Block Back-up	Units :	100 %		

		Commercial Component :	Complete HVAC	Units : 100 %			
3	1	1	1044	64	Hospital	12	1981

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units : 100 %			
		Commercial Component :	Complete HVAC	Units : 100 %			
4	1	1	3268	114	Hospital	12	1990

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units : 100 %			
		Commercial Component :	Complete HVAC	Units : 100 %			
5	1	1	4080	127	Hospital	12	1994

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units : 100 %			
		Commercial Component :	Complete HVAC	Units : 100 %			
6	1	1	1625	80	Hospital	12	1994

Commercial Component Details

		Commercial Component :	Brick with Block Back-up	Units : 100 %			
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	Commercial Component :	Complete HVAC	Units :	100 %
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No Ag Land Details found

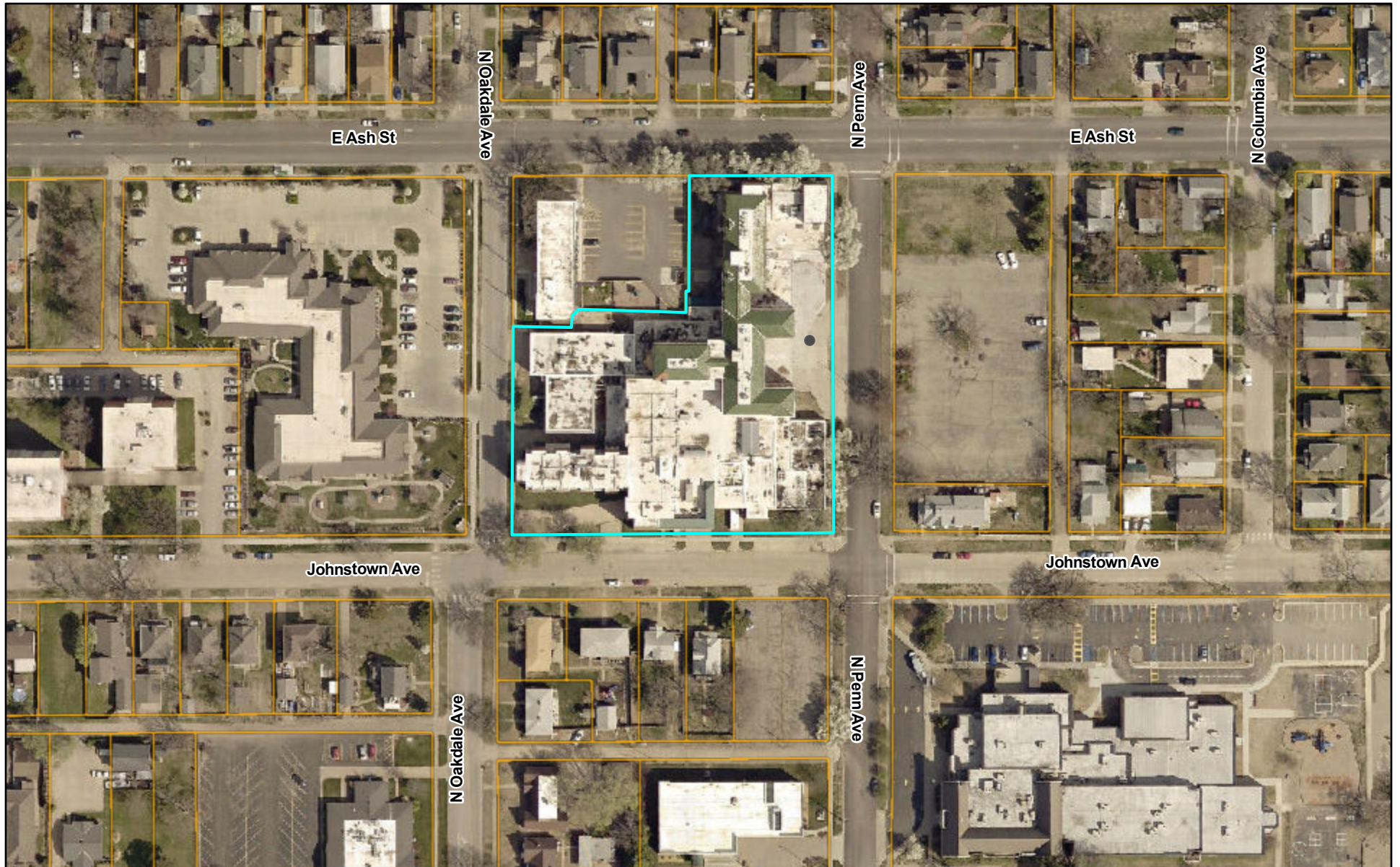
No Ag Building Details found

Property Owner					Property Address				
SUNFLOWER ST JOHNS LLC					139 N PENN AVE				
Parcel Number					Legal Description				
081 - 12 - 0 - 40 - 16 - 001 . 00 - 0					RIVERSIDE PK & RES 1-3, S12, T14, R3, BL OCK 11, 99042 SQUARE FEET, BLK 11 LESS B EG NW/C TH E 186 S 121.56 W 2.88 S 22.62 W 113.32 SW 10.41 S 11.91 W 64.1 N 159.				
Tax ID	Sec-Twp-Rng	Sub	Blk	Lot	Parcel Classes				

04459 12 RIVERSIDE
-14 PK &
-3 RESERVES 11
1-3

Tax Year	Tax Unit	USD	Cty/Twn	Assessed Valuation	Mill Levy	Special Assessments	Total Tax	Total Paid	Dlq	Book-Page
2020	1	305	/1	42640	140.330	0.00	5983.80	5983.80	0	0375-0804
2019	1	305	/1	69863	140.310	0.00	9802.34	9802.34	0	0375-0804
2018	1	305	/1	72948	138.340	0.00	10091.70	10091.70	0	0375-0804
2017	1	305	/1	72948	133.910	0.00	9768.26	9768.26	0	0375-0804
2016	1	305	/1	69833	134.150	0.00	9368.32	9368.32	0	0375-0804
2015	1	305	/1	110581	135.000	0.00	7593.84	7593.84	0	0375-0804

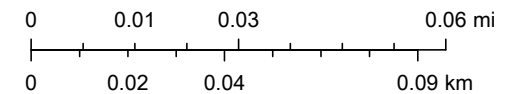
139 N Penn Ave, Salina, KS



11/29/2021, 8:56:30 AM

County Roads Names	Parcels	Green: Band_2	14076E167640N.sid	Blue: Band_3	Green: Band_2
City Limits	14076E99000N.sid	Blue: Band_3	Red: Band_1	13337E99000N.sid	Blue: Band_3
Parks	Red: Band_1	Green: Band_2	Red: Band_1		

1:2,257



Esri, HERE, Garmin, INCREMENT P, NGA, USGS, City of Salina, None

City of Salina _ GIS
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Salina | None |

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.842/-97.6001

139 N Penn Ave Salina, KS 67401	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Population				
2021 Estimated Population	7,450	40,143	47,955	45,840
2026 Projected Population	7,179	39,343	46,982	44,927
2010 Census Population	7,705	41,028	48,984	46,748
2000 Census Population	7,898	39,783	46,998	44,801
Projected Annual Growth 2021 to 2026	-0.7%	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2000 to 2021	-0.3%	-	-	0.1%
Households				
2021 Estimated Households	3,328	17,030	20,108	19,315
2026 Projected Households	3,292	17,163	20,260	19,467
2010 Census Households	3,330	16,846	19,866	19,052
2000 Census Households	3,458	16,373	19,014	18,243
Projected Annual Growth 2021 to 2026	-0.2%	0.2%	0.2%	0.2%
Historical Annual Growth 2000 to 2021	-0.2%	0.2%	0.3%	0.3%
Age				
2021 Est. Population Under 10 Years	12.7%	12.8%	12.8%	12.8%
2021 Est. Population 10 to 19 Years	11.7%	12.6%	12.8%	12.8%
2021 Est. Population 20 to 29 Years	16.1%	13.7%	13.5%	13.5%
2021 Est. Population 30 to 44 Years	18.9%	18.1%	18.0%	18.0%
2021 Est. Population 45 to 59 Years	16.8%	17.3%	17.5%	17.4%
2021 Est. Population 60 to 74 Years	15.0%	16.8%	16.9%	17.0%
2021 Est. Population 75 Years or Over	8.9%	8.7%	8.4%	8.5%
2021 Est. Median Age	36.1	38.3	38.3	38.4
Marital Status & Gender				
2021 Est. Male Population	50.0%	49.3%	49.3%	49.3%
2021 Est. Female Population	50.0%	50.7%	50.7%	50.7%
2021 Est. Never Married	30.2%	29.2%	28.8%	28.6%
2021 Est. Now Married	32.7%	44.7%	46.5%	46.6%
2021 Est. Separated or Divorced	26.7%	19.2%	18.2%	18.3%
2021 Est. Widowed	10.4%	6.9%	6.5%	6.5%
Income				
2021 Est. HH Income \$200,000 or More	-	2.8%	3.0%	3.0%
2021 Est. HH Income \$150,000 to \$199,999	0.9%	2.6%	3.0%	2.9%
2021 Est. HH Income \$100,000 to \$149,999	10.0%	12.4%	13.4%	13.5%
2021 Est. HH Income \$75,000 to \$99,999	8.5%	12.9%	13.8%	13.8%
2021 Est. HH Income \$50,000 to \$74,999	19.7%	21.9%	21.9%	21.6%
2021 Est. HH Income \$35,000 to \$49,999	14.5%	14.2%	14.0%	14.0%
2021 Est. HH Income \$25,000 to \$34,999	10.3%	11.6%	11.0%	11.1%
2021 Est. HH Income \$15,000 to \$24,999	13.4%	10.2%	9.7%	9.9%
2021 Est. HH Income Under \$15,000	22.8%	11.4%	10.1%	10.4%
2021 Est. Average Household Income	\$41,601	\$65,444	\$69,380	\$68,843
2021 Est. Median Household Income	\$38,651	\$54,240	\$57,462	\$57,110
2021 Est. Per Capita Income	\$19,194	\$28,037	\$29,359	\$29,264
2021 Est. Total Businesses	700	1,566	1,889	1,820
2021 Est. Total Employees	10,717	20,663	30,182	27,786

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 38.842/-97.6001

139 N Penn Ave Salina, KS 67401	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Race				
2021 Est. White	83.7%	84.0%	84.4%	84.4%
2021 Est. Black	6.1%	4.3%	4.2%	4.2%
2021 Est. Asian or Pacific Islander	0.8%	2.3%	2.6%	2.5%
2021 Est. American Indian or Alaska Native	0.8%	0.6%	0.6%	0.6%
2021 Est. Other Races	8.5%	8.8%	8.3%	8.3%
Hispanic				
2021 Est. Hispanic Population	873	5,403	6,115	5,863
2021 Est. Hispanic Population	11.7%	13.5%	12.8%	12.8%
2026 Proj. Hispanic Population	11.9%	13.6%	12.9%	12.9%
2010 Hispanic Population	9.4%	11.1%	10.6%	10.6%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)	5,038	27,185	32,385	31,038
2021 Est. Elementary (Grade Level 0 to 8)	4.6%	2.9%	2.9%	2.9%
2021 Est. Some High School (Grade Level 9 to 11)	7.3%	5.3%	5.1%	5.0%
2021 Est. High School Graduate	33.7%	31.0%	30.4%	30.4%
2021 Est. Some College	25.0%	25.5%	25.5%	25.6%
2021 Est. Associate Degree Only	8.7%	8.6%	8.3%	8.4%
2021 Est. Bachelor Degree Only	15.4%	17.6%	18.4%	18.3%
2021 Est. Graduate Degree	5.3%	9.0%	9.4%	9.4%
Housing				
2021 Est. Total Housing Units	3,772	18,436	21,678	20,820
2021 Est. Owner-Occupied	36.7%	59.1%	60.1%	60.3%
2021 Est. Renter-Occupied	51.5%	33.2%	32.7%	32.5%
2021 Est. Vacant Housing	11.8%	7.6%	7.2%	7.2%
Homes Built by Year				
2021 Homes Built 2010 or later	0.9%	2.6%	3.0%	3.0%
2021 Homes Built 2000 to 2009	3.0%	5.0%	5.6%	5.5%
2021 Homes Built 1990 to 1999	5.1%	8.7%	9.4%	9.3%
2021 Homes Built 1980 to 1989	6.3%	9.1%	9.3%	9.3%
2021 Homes Built 1970 to 1979	9.7%	13.0%	13.9%	14.0%
2021 Homes Built 1960 to 1969	11.5%	10.8%	11.9%	11.5%
2021 Homes Built 1950 to 1959	16.3%	19.8%	18.8%	18.6%
2021 Homes Built Before 1949	35.4%	23.4%	20.9%	21.4%
Home Values				
2021 Home Value \$1,000,000 or More	-	-	-	-
2021 Home Value \$500,000 to \$999,999	0.4%	1.4%	1.6%	1.5%
2021 Home Value \$400,000 to \$499,999	0.4%	1.3%	1.6%	1.4%
2021 Home Value \$300,000 to \$399,999	2.9%	3.5%	3.7%	3.6%
2021 Home Value \$200,000 to \$299,999	4.3%	14.2%	15.4%	15.3%
2021 Home Value \$150,000 to \$199,999	5.9%	15.2%	18.2%	18.3%
2021 Home Value \$100,000 to \$149,999	26.5%	29.6%	27.9%	28.4%
2021 Home Value \$50,000 to \$99,999	39.9%	27.0%	24.5%	24.4%
2021 Home Value \$25,000 to \$49,999	15.0%	4.5%	4.2%	4.2%
2021 Home Value Under \$25,000	4.8%	3.2%	3.0%	2.9%
2021 Median Home Value	\$90,936	\$136,155	\$142,213	\$141,613
2021 Median Rent	\$555	\$580	\$591	\$587

Full Profile

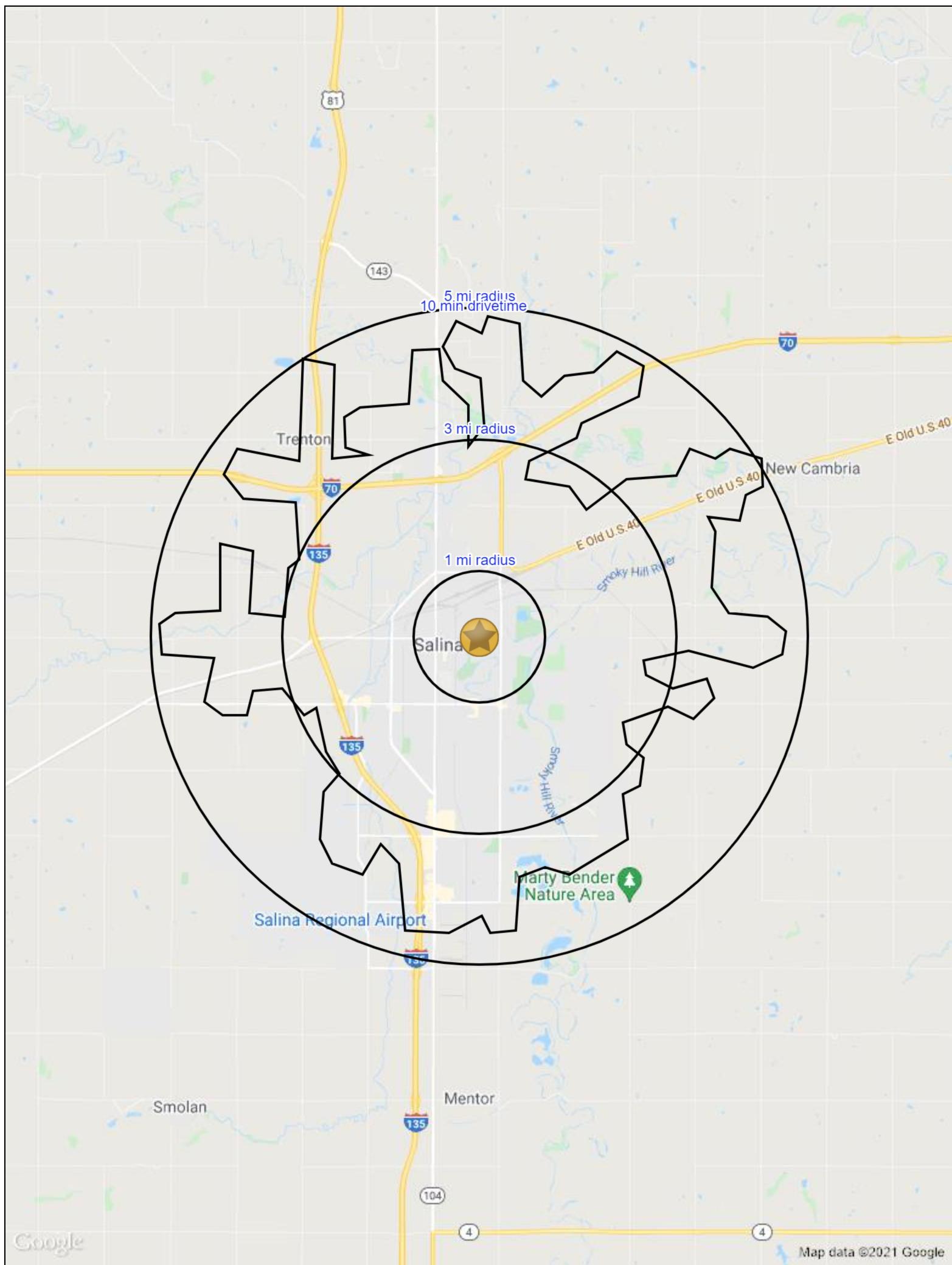
2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

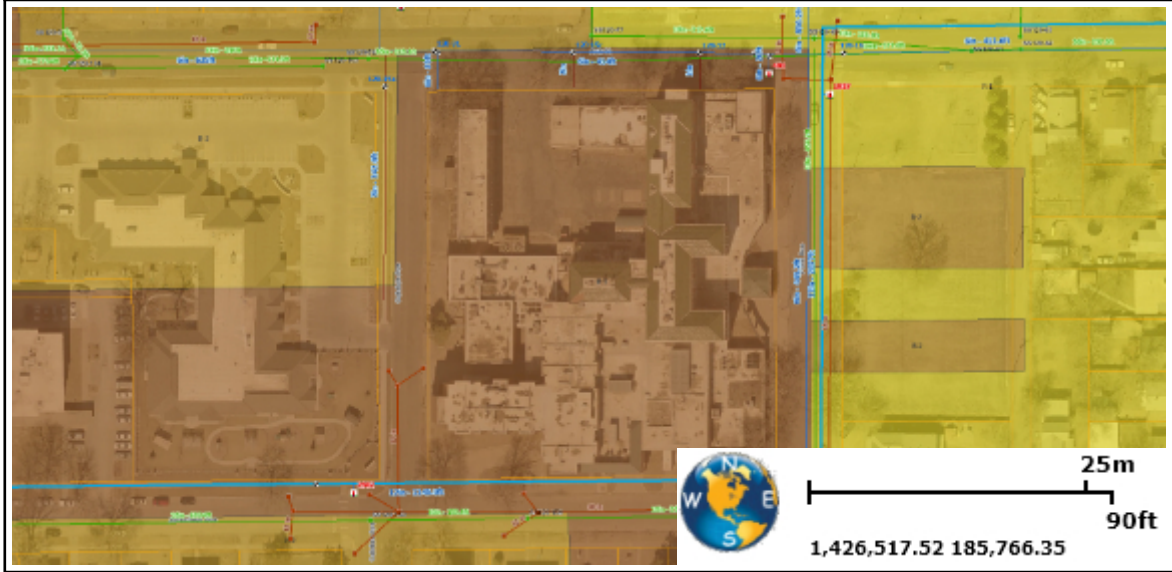
Lat/Lon: 38.842/-97.6001

139 N Penn Ave Salina, KS 67401	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Labor Force				
2021 Est. Labor Population Age 16 Years or Over	6,016	32,017	38,190	36,518
2021 Est. Civilian Employed	57.5%	61.4%	62.4%	62.4%
2021 Est. Civilian Unemployed	2.9%	3.2%	3.1%	3.1%
2021 Est. in Armed Forces	-	0.3%	0.3%	0.3%
2021 Est. not in Labor Force	39.5%	35.1%	34.1%	34.1%
2021 Labor Force Males	49.5%	48.7%	48.8%	48.7%
2021 Labor Force Females	50.5%	51.3%	51.2%	51.3%
Occupation				
2021 Occupation: Population Age 16 Years or Over	3,461	19,667	23,848	22,790
2021 Mgmt, Business, & Financial Operations	8.3%	11.9%	12.2%	12.0%
2021 Professional, Related	24.7%	23.4%	23.6%	23.9%
2021 Service	15.0%	18.5%	17.6%	17.7%
2021 Sales, Office	19.1%	20.1%	20.7%	20.5%
2021 Farming, Fishing, Forestry	1.1%	0.6%	0.6%	0.6%
2021 Construction, Extraction, Maintenance	5.8%	6.2%	6.4%	6.3%
2021 Production, Transport, Material Moving	25.8%	19.3%	19.0%	18.9%
2021 White Collar Workers	52.2%	55.4%	56.5%	56.5%
2021 Blue Collar Workers	47.8%	44.6%	43.5%	43.5%
Transportation to Work				
2021 Drive to Work Alone	84.9%	82.2%	82.3%	82.3%
2021 Drive to Work in Carpool	6.0%	8.1%	8.5%	8.4%
2021 Travel to Work by Public Transportation	1.1%	1.8%	1.6%	1.7%
2021 Drive to Work on Motorcycle	0.3%	0.4%	0.4%	0.4%
2021 Walk or Bicycle to Work	4.4%	2.5%	2.5%	2.5%
2021 Other Means	2.4%	1.5%	1.5%	1.5%
2021 Work at Home	1.0%	3.3%	3.2%	3.2%
Travel Time				
2021 Travel to Work in 14 Minutes or Less	60.7%	68.2%	68.4%	69.0%
2021 Travel to Work in 15 to 29 Minutes	22.3%	20.5%	21.2%	20.8%
2021 Travel to Work in 30 to 59 Minutes	7.1%	6.5%	6.8%	6.7%
2021 Travel to Work in 60 Minutes or More	3.0%	2.6%	2.9%	2.8%
2021 Average Travel Time to Work	11.2	10.9	11.1	11.0
Consumer Expenditure				
2021 Est. Total Household Expenditure	\$129.05 M	\$880.06 M	\$1.08 B	\$1.03 B
2021 Est. Apparel	\$4.44 M	\$30.45 M	\$37.54 M	\$35.84 M
2021 Est. Contributions, Gifts	\$6.78 M	\$48.54 M	\$59.89 M	\$57.21 M
2021 Est. Education, Reading	\$3.69 M	\$25.87 M	\$31.96 M	\$30.52 M
2021 Est. Entertainment	\$6.95 M	\$48.86 M	\$60.32 M	\$57.6 M
2021 Est. Food, Beverages, Tobacco	\$20.38 M	\$136.61 M	\$167.96 M	\$160.38 M
2021 Est. Furnishings, Equipment	\$4.33 M	\$30.42 M	\$37.56 M	\$35.86 M
2021 Est. Health Care, Insurance	\$12.07 M	\$82.59 M	\$101.52 M	\$96.98 M
2021 Est. Household Operations, Shelter, Utilities	\$43.1 M	\$287.71 M	\$353.48 M	\$337.57 M
2021 Est. Miscellaneous Expenses	\$2.41 M	\$16.59 M	\$20.43 M	\$19.51 M
2021 Est. Personal Care	\$1.73 M	\$11.8 M	\$14.53 M	\$13.87 M
2021 Est. Transportation	\$23.16 M	\$160.63 M	\$198.18 M	\$189.15 M

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Pressure Reducing ValvesSanitary_MH

Valves

<all other values>

BUTTERFLY

CHECK VALVE

TS&&V

Fire Hydrants

Water Mains

<= 4"

6"

8"-10"

>= 12"

Sanitary_Sewer

Sanitary_FM

Storm Inlets

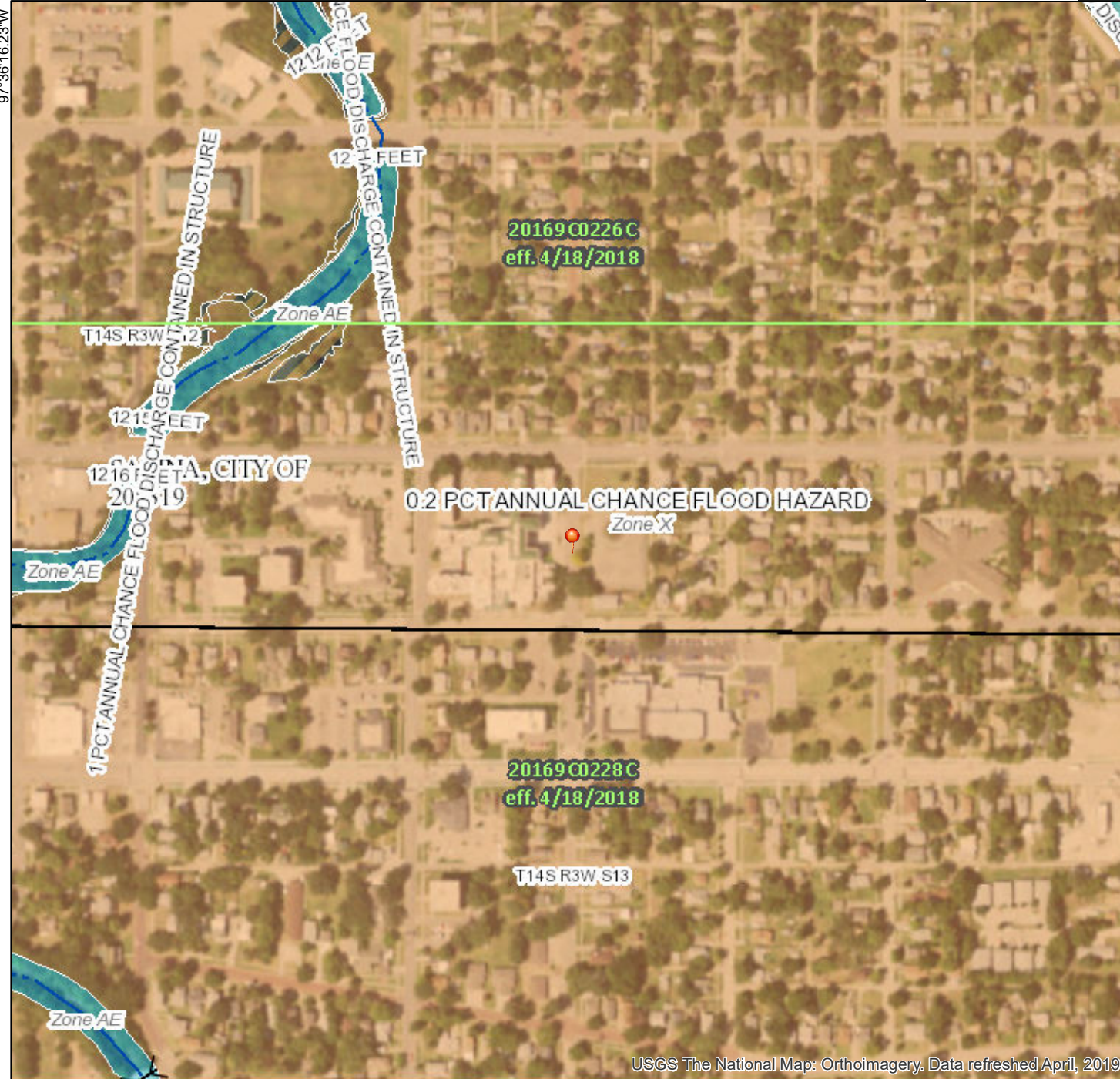
Storm MH

Storm Pipes

National Flood Hazard Layer FIRMette



38°50'45.87"N



USGS The National Map: Orthoimagery, Data refreshed April, 2019. 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2020 at 4:29:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.