

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-23-005.00-0

Quick Ref: R10583

Tax Year: 2022

Run Date: 5/7/2026 10:30:44 AM

OWNER NAME AND MAILING ADDRESS

FREEZER MONEY LLC

1731 SW VALLEY VIEW CT
TOPEKA, KS 66615-1137

PROPERTY SITUS ADDRESS

812 SW WAYNE AVE
Topeka, KS 66606

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx: 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R2
Neighborhood: 167.1 167.1 - SW GAGE-MACVIL
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

KISTLER'S SUB (CORRECTED, S35, T11, R15,
BLOCK 1, Lot 4 +, WAYNE AVE BLK 1 S 15 FT
LOT 4 & N 35 FT LOT 5 KISTLERS SUB
SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 09/02/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/25/2021	12:12 PM	VI	VI	SJN		
08/25/2021	12:12 PM	8	QC	KMM		
05/30/2019	12:00 PM	5	S	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2022 APPRAISED VALUE

Cls	Land	Building	Total
R	7.600	70.800	78.400
Total	7.600	70.800	78.400

2021 APPRAISED VALUE

Cls	Land	Building	Total
R	7.600	60.570	68.170
Total	7.600	60.570	68.170

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Method	Type	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Fron	1-Regular Lot - 1			50	115	0.95								91	50.00	160.00	50.00	50.00	7.600

Total Market Land Value 7,600

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1946 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 820
 Main Floor Living Area: 820
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: AV+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 4 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

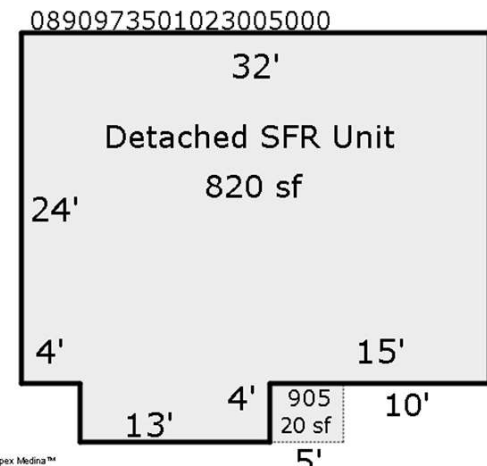
Dwelling RCN: 105,240
 Percent Good: 68
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 71,560
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,600
 Cost Building: 71,560
 Cost Total: 79,160
 Income Value: 0
 Market Value: 85,100
 MRA Value: 86,100
 Weighted Estimate: 84,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,600
 Building Value: 70,800
 Final Value: 78,400
 Prior Value: 68,170



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	820			
801-Total Basement Area	820			
905-Raised Slab Porch with Roof	20	1.00		