

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-04-005.00-0

Quick Ref: R43364

Tax Year: 2023

Run Date: 5/17/2025 1:18:21 AM

OWNER NAME AND MAILING ADDRESS

TOPEKA SPAY NEUTER PROJECT INC

1169 SW COLLEGE AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1221 SW HUNTOON ST
Topeka, KS 66604

FRYER SHACK VAC 1/2017

LAND BASED CLASSIFICATION SYSTEM

Function: 2521 Drive-in restauri **Sfx:** 0
Activity: 2200 Restaurant-type activity
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: C2
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / CE-D-
Tax Unit Group: 001-001

TRACT DESCRIPTION

THROOP'S 3RD ADDITION, S01, T12, R15, Lot
107 +, HUNTOON ST W 1/2 LOT 107 ALL 109-
111-113-115 THROOPS 3RD ADD SECTION 01
TOWNSHIP 12 RANGE 15



Image Date: 01/03/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Street - 3
Location: Secondary Strip - 5
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 20

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/21/2022	10:37 AM	VI	P	SLL		
12/08/2021	2:30 PM	VI	P	SLL		
01/28/2021	1:35 PM	11	P	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SLL24	18,300	Fire Damage	03/07/2023	O	0
DWM21	1	Interior/Exterior Remodel	02/06/2020	IC	0

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	17.880	420	18.300
Total	17.880	420	18.300

2022 APPRAISED VALUE

Cls	Land	Building	Total
C	17.880	420	18.300
Total	17.880	420	18.300

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	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
Soft	1-Primary Site - 1	11.917				5	75						5	20.000.00	2.00	2.00	2.00	17.880

Total Market Land Value 17,880

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2221-Fast food restaurant

Bldg No. & Name: 1 FRYER SHACK VAC 12/21, 12/22

Identical Units: 1 No. of Units:

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

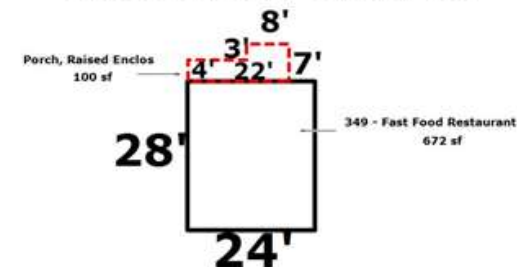
Units:

BR Type:

Baths:

0891410101004005000 R43364

1221 SW HUNTOON ST 09/29/09 TMB



IMPROVEMENT COST SUMMARY

Building RCN: 91,250

Mkt Adj: 100 Eco Adj:

Building Value: 0

Other Improvement RCN: 48,330

Other Improvement Value: 1,930

CALCULATED VALUES

Cost Land: 17,880

Cost Building: 1,930

Cost Total: 19,810

Income Value: 16,700

Market Value:

MRA Value:

FINAL VALUES

Value Method: PRIOR

Land Value: 17,880

Building Value: 420

Final Value: 18,300

Prior Value:

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	349-Fast Food Restaurant	D	0.50	1925		01 / 01		672	104	12	0	0				100			91,250	0	0

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	163-Site Improvements	P	2.00	1	1960			10		8			1	1	1				45,080	4	1,800
2	163-Site Improvements	P	2.00	1	1960			10		8			1	1	1				3,250	4	130

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	606-Space Heater		100				
1	888-Stud -Metal Siding		100				
1	8011-Porch, Raised Enclosed, Solid W	100					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	9,800					
2	8355-Paving, Concrete with Base	480		10			