

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-40-20-015.00-0

Quick Ref: R12288

Tax Year: 2024

Run Date: 4/5/2026 11:12:03 PM

OWNER NAME AND MAILING ADDRESS

JAB RENTALS LLC  
7025 SW 69TH ST  
AUBURN, KS 66402-9421

PROPERTY SITUS ADDRESS

1185 SW MEDFORD AVE  
Topeka, KS 66604

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: 167.0 167.0 - SW 10TH-HUNTO  
Economic Adj. Factor:  
Map / Routing: F06 / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

WASHBURN PLACE (AMENDED) , Lot 409 + ,  
LTS 409, 411, & ADJ 1/2 VAC ALLEY, MEDFORD  
SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 07/19/2021

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
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 |
|------------|---------|------|--------|-----------|---------|------|
| 07/01/2021 | 1:24 PM | VI   | VI     | SJN       |         |      |
| 07/01/2021 | 1:24 PM | 8    | QC     | KMM       |         |      |
| 05/20/2020 | 3:50 PM | 1    | S      | MDS       | TENANT  | 2    |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|------|------------|--------|--------|
| T0001  | 1      |      | 05/02/1994 | C      | 100    |
| 01023  | 21,000 |      | 08/25/1987 | C      | 100    |

2024 APPRAISED VALUE

| Cls          | Land         | Building      | Total          |
|--------------|--------------|---------------|----------------|
| R            | 7,920        | 94,030        | 101,950        |
| <b>Total</b> | <b>7,920</b> | <b>94,030</b> | <b>101,950</b> |

2023 APPRAISED VALUE

| Cls          | Land         | Building      | Total         |
|--------------|--------------|---------------|---------------|
| R            | 7,920        | 87,360        | 95,280        |
| <b>Total</b> | <b>7,920</b> | <b>87,360</b> | <b>95,280</b> |

MISCELLANEOUS IMPROVEMENT VALUES

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

NEW CONSTRUCTION

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

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     | 127   | 0.99   |      |       |      |       |      |     |     | 91    | 50.00     | 160.00   | 50.00   | 50.00   | 7,920     |

Total Market Land Value 7,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1922 Est: Yes  
 Eff Year: Link:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,118  
 Main Floor Living Area: 854  
 Upper Floor Living Area Pct: 30.91  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 5 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap:  
 Foundation: Block - 3

IMPROVEMENT COST SUMMARY

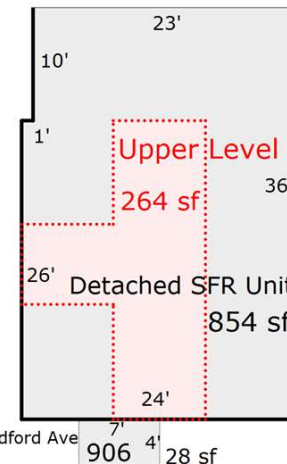
Dwelling RCN: 161,660  
 Percent Good: 56  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 90,530  
 Other Improvement RCN: 12,070  
 Other Improvement Value: 3,620

CALCULATED VALUES

Cost Land: 7,920  
 Cost Building: 94,150  
 Cost Total: 102,070  
 Income Value: 0  
 Market Value: 121,100  
 MRA Value: 112,900  
 Weighted Estimate: 121,800

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 7,920  
 Building Value: 94,030  
 Final Value: 101,950  
 Prior Value: 95,280



OTHER BUILDING IMPROVEMENTS

| No. | Link | Occupancy                       | MSCIs | Rank | Qty | Yr Blt | Eff Yr | LBCS | Area | Perim | Hgt | Dimensions | Stories | Phys | Func | Econ | OVR% | Rsn | Cls | RCN    | %Gd | Value |
|-----|------|---------------------------------|-------|------|-----|--------|--------|------|------|-------|-----|------------|---------|------|------|------|------|-----|-----|--------|-----|-------|
| 1   |      | 152-Residential Garage - Detach | D     | 1.00 | 1   | 1938   |        |      | 324  | 72    | 8   | 018 X 18   | 1       | 3    | 3    |      |      |     |     | 12,070 | 30  | 3,620 |

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               | 8     |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 622-Raised Subfloor                 | 1,118 |     |         |      |
| 801-Total Basement Area             | 854   |     |         |      |
| 903-Wood Deck                       | 96    |     |         |      |
| 906-Wood Deck with Roof             | 28    |     |         |      |