

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-30-05-009.00-0

Quick Ref: R38085

Tax Year: 2024

Run Date: 5/14/2026 9:28:40 AM

OWNER NAME AND MAILING ADDRESS

JASSO-RODRIGUEZ. JUAN

112 N 2ND ST
OSAGE CITY, KS 66523

PROPERTY SITUS ADDRESS

3425 S KANSAS AVE
Topeka, KS 66611

EL RANCHITO MEXICAN RESTAURANT

LAND BASED CLASSIFICATION SYSTEM

Function: 2510 Full-service rest **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: I1
Neighborhood: 310.0 310.0 - WEST CENTER AL
Economic Adj. Factor:
Map / Routing: S08 / SO-C
Tax Unit Group: 001-001

TRACT DESCRIPTION

WHITE LAKES IND PARK B, S18, T12, R16,
BLOCK E, Lot 7 +, BLK E ALL LOT 8, & PT LOTS
7 & 9, DAF. BEG 95 SWLY OF NE COR LOT 9,
SWLY 344.25, NWLY 47.06, NWLY 175.09 ALG
ARC, NWLY 130, NELY 229.54, SEL SECTION 18
TOWNSHIP 12 RANGE 16



Image Date: 07/21/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 110

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/20/2023	12:30 PM	VI	P	DWM	Bianca	6
12/12/2022	1:50 PM	11	P	DWM		
09/08/2022	3:00 PM	VI	R	DWM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
DWM22	1	Interior Remodel	12/17/2021	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	225.200	450.500	675.700
Total	225.200	450.500	675.700

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	225.200	291.600	516.800
Total	225.200	291.600	516.800

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
Soft	1-Primary Site - 1		75.065				0	150						5	20,000.00	2.00	2.00	2.00	225.200

Total Market Land Value 225,200

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2220-Restaurant
 Bldg No. & Name: 1 EL RANCHITO MEXICAN RESTAURANT
 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:

IMPROVEMENT COST SUMMARY

Building RCN: 1,645,880
 Mkt Adj: 100 Eco Adj:
 Building Value: 378,550
 Other Improvement RCN: 230,010
 Other Improvement Value: 73,620

CALCULATED VALUES

Cost Land: 225,200
 Cost Building: 452,170
 Cost Total: 677,370
 Income Value: 675,700
 Market Value:
 MRA Value:

FINAL VALUES

Value Method: INCOME
 Land Value: 225,200
 Building Value: 450,500
 Final Value: 675,700
 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	350-Restaurant	D	2.33	1985		01 / 01		8,560	452	14	3	3				031			1,645,880	23	378,550

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		163-Site Improvements	P	2.00	1	1995			10		8				3	3				193,610	33	63,890
2		163-Site Improvements	S	2.00	1	2005			10		8				3	3				2,510	55	1,380
3		163-Site Improvements	M	2.00	1	1992			10		8				3	3				25,800	22	5,680
4		163-Site Improvements	P	2.00	1	1985			10		8				3	3				8,090	33	2,670

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	617-Complete HVAC		100				
1	882-Stud -Brick Veneer		100				
1	8065-Canopy, Retail Wood Frame	544					
1	8065-Canopy, Retail Wood Frame	128				1.00	
1	8065-Canopy, Retail Wood Frame	192				1.00	
1	8065-Canopy, Retail Wood Frame	64				1.00	

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	38,800		10			
2	6604001-Chain Link Fence, Galvanizer	110			6		
3	6605064-Outdoor Floodlight, Mercury \	7					
3	6605071-Outdoor Lighting Pole, Steel	24			6		
4	8355-Paving, Concrete with Base	1,100		10			