

SNCAMA Property Record Card

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

Quick Ref: R10583

Tax Year: 2025

Run Date: 5/7/2026 10:30:34 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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2025 APPRAISED VALUE				2024 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	7.600	91.760	99.360	R	7.600	88.870	96.470
Total	7.600	91.760	99.360	Total	7.600	88.870	96.470

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

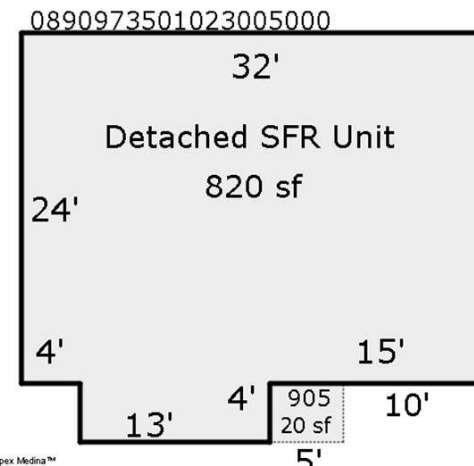
Dwelling RCN: 133,850
Percent Good: 72
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 96,370
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,600
Cost Building: 96,370
Cost Total: 103,970
Income Value: 0
Market Value: 119,000
MRA Value: 118,300
Weighted Estimate: 117,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,600
Building Value: 91,760
Final Value: 99,360
Prior Value: 96,470



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	