

SNCAMA Property Record Card

Parcel ID: 089-186-24-0-20-12-001.00-0

Quick Ref: R70188

Tax Year: 2025

Run Date: 7/1/2024 2:08:29 AM

OWNER NAME AND MAILING ADDRESS

SPARKE. THAREN L & SMITH. DIANE G

1051 N FRANKLIN ST
AUBURN, KS 66402

PROPERTY SITUS ADDRESS

1051 N FRANKLIN ST
Auburn, KS 66402

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: RA1
Neighborhood: 192.0 192.0 - CITY OF AUBURN
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 530-530

TRACT DESCRIPTION

AUBURN TOWN SUB, S24, T13, R14, Lot 135 +,
ACRES 0.42, FRANKLIN ST LOTS 135-137-139 &
W 1/2 VAC ALLEY ADJ TO SD LOTS AUBURN
TOWN SUB



Image Date: 06/13/2024

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
06/11/2024	1:50 PM	1	S	TKS	DIANE SMITH	1
10/03/2022	10:57 AM	VI	VI	TKS		
10/05/2021	2:10 PM	1	S	RBR	ALEXUS DOUGLAS	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
A2500	21,865	Garage	08/25/2000	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	19.240	191.460	210.700

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	19.240	191.460	210.700

Total	Land	Building	Total	Total	Land	Building	Total
	19.240	191.460	210.700		19.240	191.460	210.700

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
Fron	1-Regular Lot - 1		135	270	1.14								33	100.00	160.00	25.00	25.00	19,240

Total Market Land Value 19,240

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1962 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,480
 Main Floor Living Area: 1,480
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 3-Partial - 3
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap: 2
 Foundation: Block - 3

IMPROVEMENT COST SUMMARY

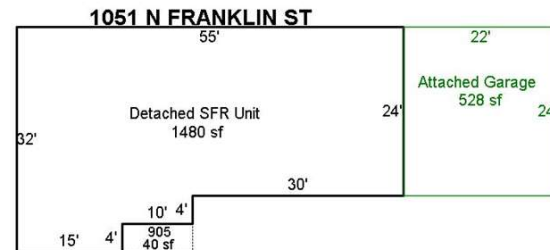
Dwelling RCN: 252,350
 Percent Good: 68
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 171,600
 Other Improvement RCN: 3,120
 Other Improvement Value: 1,090

CALCULATED VALUES

Cost Land: 19,240
 Cost Building: 172,690
 Cost Total: 191,930
 Income Value: 0
 Market Value: 215,300
 MRA Value: 217,700
 Weighted Estimate: 213,700

FINAL VALUES

Value Method: IDXVAL
 Land Value: 19,240
 Building Value: 199,890
 Final Value: 219,130
 Prior Value: 210,700



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1	133-Prefabricated Storage Shc	D	1.00	1	1962			140		8		1.00	3	3					3,120	35	1,090

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,480			
701-Attached Garage	528			
801-Total Basement Area	384			
802-Minimal Finish Area	308			
901-Open Slab Porch	168		3.00	1997

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	260		3.00	1987
905-Raised Slab Porch with Roof	40			