Parcel ID: 089-097-35-0-10-27-004.00-0   **Quick Ref:** R10641   **Tax Year:** 2026   **Run Date:** 7/23/2025 4:45:16 AM

OWNER NAME AND MAILING ADDRESS

KRALLMAN. JAMES E JR IRREVOCABLE

2619 SW 8TH AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

2619 SW 8TH AVE
Topeka, KS 66606

LAND BASED CLASSIFICATION SYSTEM

Function:	1101	Single family res **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-MACVI
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

KISTLER'S SUB (CORRECTED , BLOCK 4 , Lot
2 + , WEST 8TH ST BLOCK 4 W 86 FT OF LOT S
2 & 3 KISTLERS SUB SECTION 35 TOWNSHIP
11 RANGE 15

R10641_AA   10/07/2021

Image Date: 10/14/2021

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
10/07/2021	12:50 PM	1	S	SJN	JAMES	1
07/28/2021	12:37 PM	VI	VI	SJN		
07/28/2021	12:37 PM	8	QC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

2026 APPRAISED VALUE

Not Yet Available

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.410	173.350	182.760
Total	9.410	173.350	182.760

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			86	120	0.96								91	50.00	160.00	50.00	50.00	9.410

	Total Market Land Value	9,410

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DWELLING INFORMATION

Res Type:	1-Single-Family Residence
Quality:	2.67-AV-
Year Blt:	**Est:** Yes
Eff Year:	**Link:**
MS Style:	1-One Story
LBCSStruct:	1110-Detached SFR unit
No. of Units:	
Total Living Area:	
Calculated Area:	
Main Floor Living Area:	
Upper Floor Living Area Pct:	
CDU:	GD+
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:	**Bedrooms:**
Family Rooms:	
Full Baths:	**Half Baths:**
Garage Cap:	
Foundation:	Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN:	206,350
Percent Good:	78
Mkt Adj: 100	**Eco Adj:** 100
Building Value:	160,950
Other Improvement RCN:	20,770
Other Improvement Value:	6,290

CALCULATED VALUES

Cost Land:	9,410
Cost Building:	167,240
Cost Total:	176,650
Income Value:	0
Market Value:	186,500
MRA Value:	191,000
Weighted Estimate:	186,000

FINAL VALUES

Value Method:	IDXVAL
Land Value:	9,410
Building Value:	178,830
Final Value:	188,240
Prior Value:	182,760

2619 SW 8th Ave

Detached SFR Unit 1316 sf

905 80 sf

Sketch by Apex Medina™
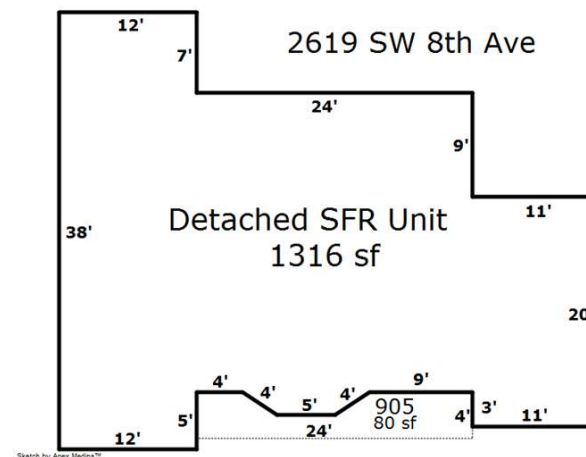
OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCls	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	1976			672	104	8	028 X	24	1	3	3					19,530	30	5,860
2		133-Prefabricated Storage Shed	S	1.00	1	1976			80	36	8	10 X	8	1.00	3						1,240	35	430

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		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	1,316			
645-Double 2-Story Fireplace	1			
801-Total Basement Area	650			
901-Open Slab Porch	99		3.00	1950

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	196		3.00	1976
902-Raised Slab Porch	120		3.00	1950
905-Raised Slab Porch with Roof	80			