

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-35-009.00-0

Quick Ref: R10793

Tax Year: 2026

Run Date: 6/4/2026 11:59:39 AM

OWNER NAME AND MAILING ADDRESS

BLACK SWAN INVESTMENTS LLC

3803 SW SENA DR
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

930 SW RANDOLPH 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

ELM LAWN , Lot A , SW 10TH AVE S 45 FT OF
N 90 FT OF W 1/2 OF LOT A ELM LAWN ADD
SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 08/06/2021

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
07/28/2021	12:18 PM	VI	VI	SJN		
07/28/2021	12:18 PM	8	QC	KMM		
09/29/2020	11:11 AM	2	S	SJN	TENANT	2

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MJV10	1	Interior Remodel	04/22/2009	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7.750	99.120	106.870
Total	7.750	99.120	106.870

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.750	95.010	102.760
Total	7.750	95.010	102.760

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			45	130	1.00								91	50.00	160.00	50.00	50.00	7.750

Total Market Land Value 7,750

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1941 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 730
 Main Floor Living Area: 730
 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: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 123,610
 Percent Good: 73
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 90,230
 Other Improvement RCN: 10,180
 Other Improvement Value: 1,120

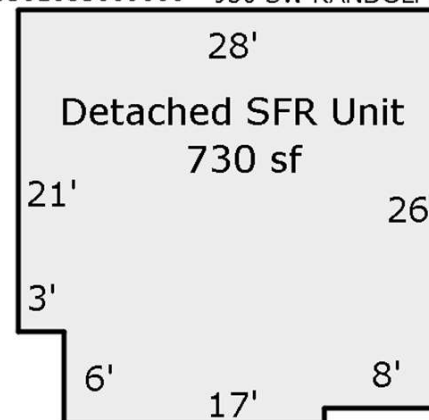
CALCULATED VALUES

Cost Land: 7,750
 Cost Building: 91,350
 Cost Total: 99,100
 Income Value: 0
 Market Value: 116,000
 MRA Value: 118,600
 Weighted Estimate: 115,600

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,750
 Building Value: 99,120
 Final Value: 106,870
 Prior Value: 102,760

890973501035009000 930 SW RANDOLPH AVE



Sketch by Apex Medina™

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1941			240	64	8	20 X 12	1	1	2					10,180	11	1,120

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	730			
801-Total Basement Area	730			
901-Open Slab Porch	260		3.00	1960