

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-40-23-017.00-0

Quick Ref: R12354

Tax Year: 2026

Run Date: 6/5/2025 5:32:28 PM

OWNER NAME AND MAILING ADDRESS

MALASHOCK, RYAN & MICHELLE

3928 CHOWEN AVE S
MINNEAPOLIS, MN 55410

PROPERTY SITUS ADDRESS

1175 SW COLLINS AVE
Topeka, KS 66604

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: 167.0 167.0 - SW 10TH-HUNTO
Economic Adj. Factor:
Map / Routing: F06 / 010
Tax Unit Group: 001-001



Image Date: 07/21/2023

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
07/21/2023	11:10 AM	5	S	SJN		
07/20/2021	8:39 AM	VI	VI	SJN		
07/20/2021	8:39 AM	8	QC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.160	165.810	173.970
Total	8.160	165.810	173.970

Not Yet Available

TRACT DESCRIPTION

WASHBURN PLACE (AMENDED), S35, T11, R15,
Lot 399 +, LOTS 399, 401 & ADJ E 1/2 VAC
ALLEY, COLLINS AVE SECTION 35 TOWNSHIP
11 RANGE 15

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		50	135	1.02								91	50.00	160.00	50.00	50.00	8.160

Total Market Land Value 8,160

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1940 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,150
Main Floor Living Area: 1,150
Upper Floor Living Area Pct:
CDU: GD+
CDU Reason:
Phys/Func/Econ: GD+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

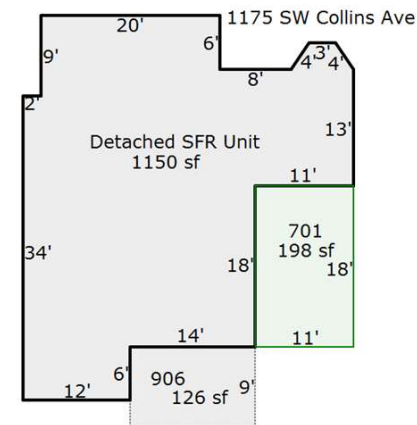
Dwelling RCN: 201,590
Percent Good: 76
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 153,210
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 8,160
Cost Building: 153,210
Cost Total: 161,370
Income Value: 0
Market Value: 170,100
MRA Value: 168,200
Weighted Estimate: 168,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 8,160
Building Value: 165,810
Final Value: 173,970
Prior Value: 173,970



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		75		
134-Veneer, Stone		25		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	6			
602-Plumbing Rough-ins	1			
621-Slab on Grade	180			
622-Raised Subfloor	970			
641-Single 1-Story Fireplace	1			
701-Attached Garage	198			
801-Total Basement Area	955			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	160		3.00	1996
901-Open Slab Porch	121			
906-Wood Deck with Roof	126			