

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-19-002.00-0

Quick Ref: R13755

Tax Year: 2026

Run Date: 4/5/2026 11:13:29 PM

OWNER NAME AND MAILING ADDRESS

JAB RENTALS LLC

7025 SW 69TH ST  
AUBURN, KS 66402-9421

PROPERTY SITUS ADDRESS

1148 SW COLLEGE 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: 170.2 170.2 - ELMHURST  
Economic Adj. Factor:  
Map / Routing: / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

ELMHURST, S36, T11, R15, Lot 424 +, COLLEGE AVE LOT 424-N 1/2 LOT 426 ELMHURST ADD SECTION 36 TOWNSHIP 11 RANGE 15



Image Date: 03/24/2025

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Alley - 7  
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
03/21/2025	2:25 PM	6	S	BEJ		
03/21/2025	2:25 PM	8	QC	SJN		
10/06/2021	12:11 PM	VI	VI	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7.250	118.800	126.050
<b>Total</b>	<b>7.250</b>	<b>118.800</b>	<b>126.050</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.250	113.950	121.200
<b>Total</b>	<b>7.250</b>	<b>113.950</b>	<b>121.200</b>

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			38	125	0.98								91	50.00	160.00	50.00	50.00	7.250

Total Market Land Value 7,250

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 1935 Est: Yes  
 Eff Year: Link:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,258  
 Main Floor Living Area: 896  
 Upper Floor Living Area Pct: 40.40  
 CDU: AV-  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 08-Bungalow  
 Bsmt Type: 3-Partial - 3  
 Total Rooms: 7 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Block - 3

**IMPROVEMENT COST SUMMARY**

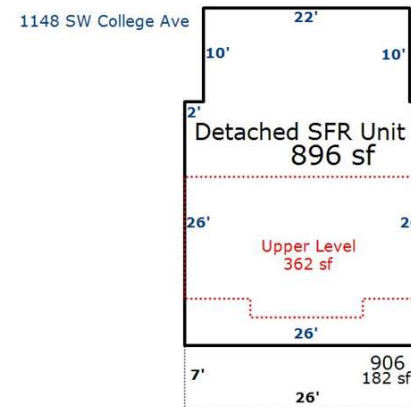
Dwelling RCN: 182,370  
 Percent Good: 55  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 100,300  
 Other Improvement RCN: 15,540  
 Other Improvement Value: 4,660

**CALCULATED VALUES**

Cost Land: 7,250  
 Cost Building: 104,960  
 Cost Total: 112,210  
 Income Value: 0  
 Market Value: 123,400  
 MRA Value: 122,800  
 Weighted Estimate: 123,900

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 7,250  
 Building Value: 118,800  
 Final Value: 126,050  
 Prior Value: 121,200



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	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	1965			484	88	8	022 X 22	1	3	3					15,540	30	4,660

**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	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,258			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	338			
901-Open Slab Porch	264		3.00	
906-Wood Deck with Roof	182			