

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-30-010.00-0

Quick Ref: R14053

Tax Year: 2026

Run Date: 4/1/2026 2:28:42 AM

OWNER NAME AND MAILING ADDRESS

KSBFL LLC
4601 E DOUGLAS AVE STE 150
WICHITA, KS 67218-1032

PROPERTY SITUS ADDRESS

1240 SW COLLEGE AVE
Topeka, KS 66604
1242 SW COLLEGE AVE

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex 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: 2
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 512 +, COLLEGE AVE W 75 FT OF LOTS 512-514 & 516
ELMHURST ADD SECTION 36 TOWNSHIP 11 RANGE 15



Image Date: 06/28/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
06/26/2023	9:40 AM	5	S	SJN		
10/06/2021	10:35 AM	VI	VI	SJN		
10/06/2021	10:35 AM	8	QC	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7.220	110.920	118.140
Total	7.220	110.920	118.140

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.220	106.380	113.600
Total	7.220	106.380	113.600

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			75	75	0.78								91	50.00	160.00	50.00	50.00	7.220

Total Market Land Value 7,220

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-30-010.00-0

Quick Ref: R14053

Tax Year: 2026

Run Date: 4/1/2026 2:28:42 AM

DWELLING INFORMATION

Res Type: 5-Duplex
 Quality: 2.67-AV-
 Year Blt: 1953 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1202-2 units (duplex)
 No. of Units:
 Total Living Area:
 Calculated Area: 1,538
 Main Floor Living Area: 1,538
 Upper Floor Living Area Pct:
 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: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 8 Bedrooms: 4
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 179,590
 Percent Good: 70
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 125,710
 Other Improvement RCN: 0
 Other Improvement Value: 0

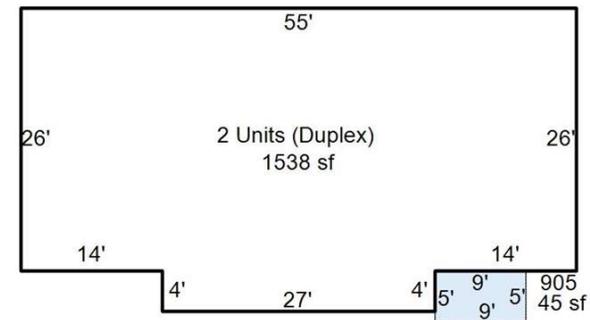
CALCULATED VALUES

Cost Land: 7,220
 Cost Building: 125,710
 Cost Total: 132,930
 Income Value: 0
 Market Value: 114,200
 MRA Value: 119,200
 Weighted Estimate: 112,000

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,220
 Building Value: 110,920
 Final Value: 118,140
 Prior Value: 113,600

1240/1242 SW COLLEGE AVE



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	10			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,538			
902-Raised Slab Porch	45			
905-Raised Slab Porch with Roof	45			