

SNCAMA Property Record Card

Parcel ID: 089-109-32-0-10-15-006.00-0

Quick Ref: R26744

Tax Year: 2026

Run Date: 4/4/2026 5:20:52 PM

OWNER NAME AND MAILING ADDRESS

KS MINERAL SPRINGS LLC

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

PROPERTY SITUS ADDRESS

109 NE CHANDLER ST
Topeka, KS 66616

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: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

KLEIN'S, S32, T11, R16, Lot 5 +, CHANDLER ST
NORTH N 1/2 LOT 5 ALL LOT 7 & S 1/2 LOT 9
KLEINS ADD SECTION 32 TOWNSHIP 11
RANGE 16



Image Date: 08/22/2025

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
08/21/2025	12:00 PM	6	S	MAM		
09/06/2023	9:08 AM	VI	VI	MAM		
08/28/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE				2025 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	4.660	64.540	69.200	R	4.660	54.150	58.810
Total	4.660	64.540	69.200	Total	4.660	54.150	58.810

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			50	125	0.98								30	50.00	95.00	20.00	20.00	4.660

Total Market Land Value 4,660

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.00-FR
 Year Blt: 1918 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 861
 Main Floor Living Area: 861
 Upper Floor Living Area Pct:
 CDU: FR
 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: 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: 140,850
 Percent Good: 46
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 64,790
 Other Improvement RCN: 14,730
 Other Improvement Value: 4,610

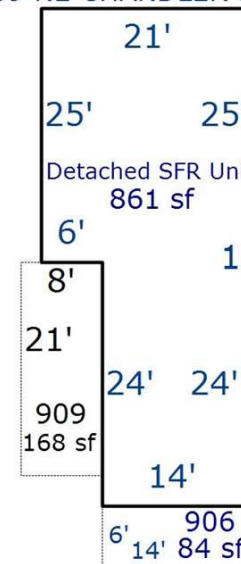
CALCULATED VALUES

Cost Land: 4,660
 Cost Building: 69,400
 Cost Total: 74,060
 Income Value: 0
 Market Value: 72,500
 MRA Value: 73,700
 Weighted Estimate: 69,200

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 4,660
 Building Value: 64,540
 Final Value: 69,200
 Prior Value: 58,810

109 NE CHANDLER ST



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	1930			264	68	8	22 X 12	1.00	3	3					10,960	30	3,290
2		133-Prefabricated Storage Shed	D	1.00	1	1974			196	56	8	14 X 14	1.00	3	3					3,770	35	1,320

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
103-Frame, Plywood		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	861			
801-Total Basement Area	861			
906-Wood Deck with Roof	84			
909-Enclosed Porch, Solid Walls	168			