

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-04-010.00-0

Quick Ref: R31033

Tax Year: 2026

Run Date: 8/2/2025 4:29:19 AM

OWNER NAME AND MAILING ADDRESS

JP PARTNERS LLC

1137 SW RANDOLPH AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

2208 SE CALIFORNIA AVE
Topeka, KS 66605

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: R1
Neighborhood: 146.0 146.0 - SE12TH-25TH/CAI
Economic Adj. Factor:
Map / Routing: I13 / 015OT
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND ACRES, S09, T12, R16, Lot 11,
CALIFORNIA AVE LOT 11 HIGHLAND ACRES
SUB SECTION 09 TOWNSHIP 12 RANGE 16



Image Date: 08/14/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

| Date | Time | Code | Reason | Appraiser | Contact | Code |
|------------|----------|------|--------|-----------|---------|------|
| 08/08/2024 | 12:27 PM | VI | VI | EMA | | |
| 08/08/2024 | 12:27 PM | 8 | QC | TKS | | |
| 11/16/2020 | 12:35 PM | 5 | S | KJH | | |

BUILDING PERMITS

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

2026 APPRAISED VALUE

2025 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------------|---------------|---------------|
| R | 5.210 | 91.670 | 96.880 |
| Total | 5.210 | 91.670 | 96.880 |

Not Yet Available

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 | | | 74 | 140 | 1.03 | | | | | | | | 47 | 68.00 | 73.00 | 15.00 | 15.00 | 5,210 |

Total Market Land Value 5,210

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DWELLING INFORMATION

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

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 2-Crawl - 2
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

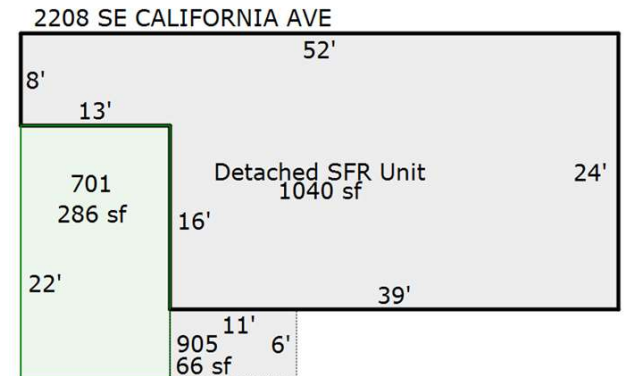
Dwelling RCN: 151,180
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 84,660
Other Improvement RCN: 4,330
Other Improvement Value: 1,510

CALCULATED VALUES

Cost Land: 5,210
Cost Building: 86,170
Cost Total: 91,380
Income Value: 0
Market Value: 103,200
MRA Value: 111,500
Weighted Estimate: 101,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,210
Building Value: 96,510
Final Value: 101,720
Prior Value: 96,880



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

| No. | Link | Occupancy | MSCIs | Rank | Qty | Yr Blt | Eff Yr | LBCS | Area | Perim | Hgt | Dimensions | Stories | Phys | Func | Econ | OVR% | Rsn | CIs | RCN | %Gd | Value |
|-----|------|--------------------------------|-------|------|-----|--------|--------|------|------|-------|-----|------------|---------|------|------|------|------|-----|-----|-------|-----|-------|
| 1 | | 133-Prefabricated Storage Shed | D | 2.00 | 1 | 1981 | | | 160 | | 8 | 10 X 16 | 1.00 | 3 | | | | | | 4,330 | 35 | 1,510 |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|-------------------------------------|-------|------|---------|------|
| 106-Frame, Siding, Metal | | 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 | 1,040 | | | |
| 701-Attached Garage | 286 | | | |
| 901-Open Slab Porch | 145 | 3.00 | | 1965 |
| 905-Raised Slab Porch with Roof | 66 | | | |