

## SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-03-009.00-0

Quick Ref: R43876

Tax Year: 2026

Run Date: 7/16/2025 3:42:13 AM

## OWNER NAME AND MAILING ADDRESS

JKP ENTERPRISES LLC

2243 N TEE TIME CT  
WICHITA, KS 67205

## PROPERTY SITUS ADDRESS

1278 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:** 129.0 129.0 - SW HUNTOON-21  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

COLLEGE HILL A, S01, T12, R15, BLOCK 23, Lot  
146 +, COLLEGE AVE BLK 23 N 1/2 OF LOT 146  
& ALL OF LOT 148 COLLEGE HILL ADD A  
SECTION 01 TOWNSHIP 12 RANGE 15



Image Date: 05/24/2022

## 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
05/23/2022	2:50 PM	5	S	SJN		
09/01/2021	12:59 PM	VI	VI	SJN		
09/01/2021	12:59 PM	8	QC	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8.890	149.290	158.180
<b>Total</b>	<b>8.890</b>	<b>149.290</b>	<b>158.180</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								25	65.00	150.00	25.00	25.00	8.890

Total Market Land Value 8,890

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** **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:**  
**Main Floor Living Area:**  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** GD+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 09-Old Style  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Stone - 4

## IMPROVEMENT COST SUMMARY

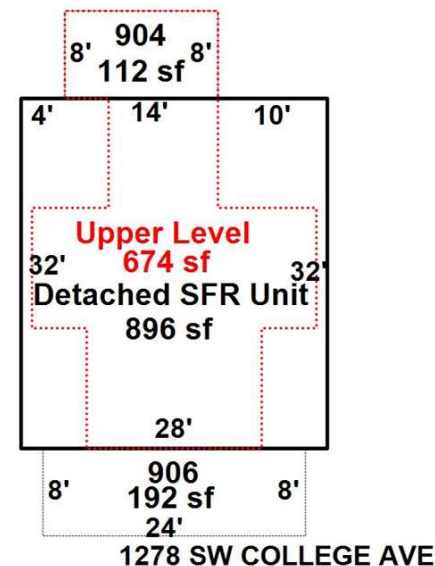
**Dwelling RCN:** 227,570  
**Percent Good:** 62  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 141,100  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 8,890  
**Cost Building:** 141,100  
**Cost Total:** 149,990  
**Income Value:** 0  
**Market Value:** 162,200  
**MRA Value:** 166,700  
**Weighted Estimate:** 160,300

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 8,890  
**Building Value:** 154,040  
**Final Value:** 162,930  
**Prior Value:** 158,180



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,570			
801-Total Basement Area	896			
904-Slab Porch with Roof	112			
906-Wood Deck with Roof	192			