

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-10-27-005.00-0

Quick Ref: R45405

Tax Year: 2026

Run Date: 6/17/2026 7:53:25 PM

OWNER NAME AND MAILING ADDRESS

TCH HOLDINGS III LLC

4929 SW URISH RD  
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

1512 SW COLLINS 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

EUCLID PARK, S02, T12, R15, Lot 58 +,  
COLLINS AVE N 1/2 LOT 58-ALL LOT 60  
EUCLID PARK ADD SECTION 02 TOWNSHIP 12  
RANGE 15



Image Date: 09/27/2021

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 |
|------------|----------|------|--------|-----------|---------|------|
| 09/22/2021 | 10:16 AM | VI   | VI     | SJN       |         |      |
| 09/22/2021 | 10:16 AM | 8    | QC     | JRS       |         |      |
| 12/10/2020 | 10:50 AM | 2    | S      | SJN       | TENANT  | 2    |

BUILDING PERMITS

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

2026 APPRAISED VALUE

| Cls          | Land         | Building       | Total          |
|--------------|--------------|----------------|----------------|
| R            | 8.890        | 129.210        | 138.100        |
| <b>Total</b> | <b>8.890</b> | <b>129.210</b> | <b>138.100</b> |

2025 APPRAISED VALUE

| Cls          | Land         | Building       | Total          |
|--------------|--------------|----------------|----------------|
| R            | 8.890        | 123.900        | 132.790        |
| <b>Total</b> | <b>8.890</b> | <b>123.900</b> | <b>132.790</b> |

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 |      |       | 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: 1920 Est: Yes  
 Eff Year: Link:  
 MS Style: 2-Two Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,232  
 Main Floor Living Area: 616  
 Upper Floor Living Area Pct: 100.00  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 09-Old Style  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 7 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 183,630  
 Percent Good: 70  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 128,540  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 8,890  
 Cost Building: 128,540  
 Cost Total: 137,430  
 Income Value: 0  
 Market Value: 158,100  
 MRA Value: 151,000  
 Weighted Estimate: 159,600

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 8,890  
 Building Value: 129,210  
 Final Value: 138,100  
 Prior Value: 132,790

**1512 SW Collins Ave**



**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               | 5     |      |         |      |
| 602-Plumbing Rough-ins              | 1     |      |         |      |
| 622-Raised Subfloor                 | 1,232 |      |         |      |
| 801-Total Basement Area             | 616   |      |         |      |
| 903-Wood Deck                       | 380   | 3.00 |         | 2020 |
| 906-Wood Deck with Roof             | 132   |      |         |      |