

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-40-27-012.00-0

Quick Ref: R46713

Tax Year: 2026

Run Date: 5/10/2026 10:02:03 AM

**OWNER NAME AND MAILING ADDRESS**

EMERSON. COLE & GINTER. BRILEY

2035 SW RANDOLPH AVE  
TOPEKA, KS 66604

**PROPERTY SITUS ADDRESS**

2035 SW RANDOLPH 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:** R1  
**Neighborhood:** 129.0 129.0 - SW HUNTOON-21  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

COLLEGE HILL (W OF MEDFD, S02, T12, R15, BLOCK 14, Lot 8, BLOCK 14 N 100 FT OF E 1/2 FT OF LOT 8 COLLEGE HILL ADD LESS E 30 SECTION 02 TOWNSHIP 12 RANGE 15



Image Date: 07/19/2021

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**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
07/15/2021	1:10 PM	VI	VI	SJN		
07/15/2021	1:10 PM	8	QC	JRS		
12/09/2020	2:20 PM	5	S	SJN		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
JRS19	1	Interior Remodel	05/25/2018	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	10.840	236.800	247.640
<b>Total</b>	<b>10.840</b>	<b>236.800</b>	<b>247.640</b>

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	10.840	236.800	247.640
<b>Total</b>	<b>10.840</b>	<b>236.800</b>	<b>247.640</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			100	135	1.02								25	65.00	150.00	25.00	25.00	10.840

Total Market Land Value 10,840

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.33-AV+  
 Year Blt: 1905 Est: Yes  
 Eff Year: Link:  
 MS Style: 2-Two Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,668  
 Main Floor Living Area: 996  
 Upper Floor Living Area Pct: 67.46  
 CDU: VG  
 CDU Reason: ER  
 Phys/Func/Econ: VG+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

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

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 249,020  
 Percent Good: 78  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 194,240  
 Other Improvement RCN: 14,510  
 Other Improvement Value: 3,050

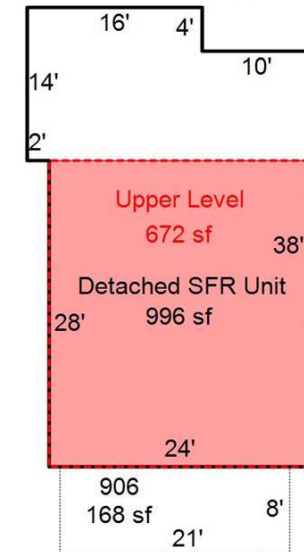
**CALCULATED VALUES**

Cost Land: 10,840  
 Cost Building: 197,290  
 Cost Total: 208,130  
 Income Value: 0  
 Market Value: 233,800  
 MRA Value: 240,700  
 Weighted Estimate: 233,100

**FINAL VALUES**

Value Method: PRIOR  
 Land Value: 10,840  
 Building Value: 236,800  
 Final Value: 247,640  
 Prior Value: 247,640

**2035 SW Randolph Ave**



**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	1950			440	84	8	022 X 20	1	2	3					14,510	21	3,050

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,668			
801-Total Basement Area	336			
901-Open Slab Porch	324		3.00	2020
906-Wood Deck with Roof	168			