

SNCAMA Property Record Card

Parcel ID: 089-145-15-0-30-06-010.00-0

Quick Ref: R59110

Tax Year: 2026

Run Date: 6/10/2026 9:06:13 PM

OWNER NAME AND MAILING ADDRESS

MINTON. JONATHAN DAVID SCOTT

4865 SW COCHISE AVE
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

4865 SW COCHISE AVE
Topeka, KS 66614

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: 107.0 107.0 - SW 33 TER - 36TH
Economic Adj. Factor:
Map / Routing: L03 / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

SKYLINE PARK SUB, S15, T12, R15, BLOCK D,
Lot 15, COCHISE AVE BLK D LOT 15 SKYLINE
PARK SUB SECTION 15 TOWNSHIP 12 RANGE
15



Image Date: 12/16/2024

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
12/16/2024	2:27 PM	1	S	BEJ	JONATHAN MINTON	1
12/16/2024	2:27 PM	8	QC	MAM		
07/27/2021	8:39 AM	VI	VI	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	17.820	192.440	210.260
Total	17.820	192.440	210.260

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	17.820	182.430	200.250
Total	17.820	182.430	200.250

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	3-Irregular Lot - 3			90	155	1.08								73	100.00	170.00	50.00	50.00	17.820

Total Market Land Value 17,820

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1976 Est:
 Eff Year: Link:
 MS Style: 12-Bi-level
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,348
 Main Floor Living Area: 1,348
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 01-Bi-Level
 Bsmt Type: 4-Full - 4
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 2 Half Baths: 1
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 266,260
 Percent Good: 77
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 205,020
 Other Improvement RCN: 0
 Other Improvement Value: 0

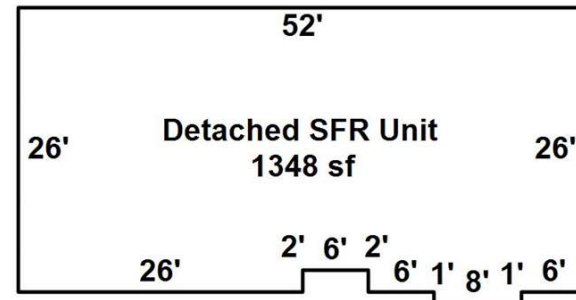
CALCULATED VALUES

Cost Land: 17,820
 Cost Building: 205,020
 Cost Total: 222,840
 Income Value: 0
 Market Value: 225,100
 MRA Value: 224,900
 Weighted Estimate: 222,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 17,820
 Building Value: 192,440
 Final Value: 210,260
 Prior Value: 200,250

4865 SW COCHISE AVE



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,348			
644-Double 1-Story Fireplace	1			
801-Total Basement Area	1,248			
803-Partition Finish Area	624			
806-Basement Garage, Double	1			
901-Open Slab Porch	224			