

SNCAMA Property Record Card

Parcel ID: 089-146-13-0-10-13-021.00-0

Quick Ref: R62420

Tax Year: 2026

Run Date: 4/4/2026 9:10:00 PM

OWNER NAME AND MAILING ADDRESS

CHIENGCHIENG REAL ESTATE LLC

4428 SW SHENANDOAH RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

1322 SW CALEDON ST
Topeka, KS 66611

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: 112.0 112.0 - LIKINS FOSTER
Economic Adj. Factor:
Map / Routing: K08 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

LIKINS FOSTER RP 6 21-28, S13, T12, R15,
BLOCK 23, Lot 6, CALEDON ST BLK 23 LOT 6
LIKINS-FOSTER ADD REP BLK 23 SECTION 13
TOWNSHIP 12 RANGE 15



Image Date: 09/15/2022

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
09/14/2022	9:02 AM	VI	VI	SJN		
09/14/2022	9:02 AM	8	QC	MAM		
08/14/2019	11:20 AM	5	S	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	8.280	105.790	114.070
Total	8.280	105.790	114.070

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.280	100.360	108.640
Total	8.280	100.360	108.640

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			75	110	0.96								131	75.00	115.00	50.00	50.00	8.280

Total Market Land Value 8,280

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1957 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,163
 Main Floor Living Area: 1,163
 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: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap: 1
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

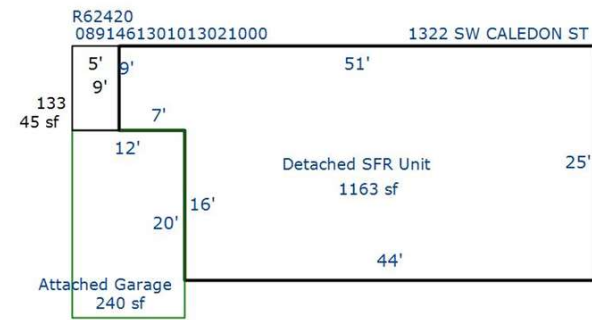
Dwelling RCN: 150,630
 Percent Good: 71
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 106,940
 Other Improvement RCN: 5,110
 Other Improvement Value: 1,790

CALCULATED VALUES

Cost Land: 8,280
 Cost Building: 108,730
 Cost Total: 117,010
 Income Value: 0
 Market Value: 133,900
 MRA Value: 136,000
 Weighted Estimate: 133,200

FINAL VALUES

Value Method: IDXVAL
 Land Value: 8,280
 Building Value: 105,790
 Final Value: 114,070
 Prior Value: 108,640



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		133-Prefabricated Storage Shec	D	2.00	1	1986			130	46	6	10 X 13	1.00	3	3					3,390	35	1,190
2		133-Prefabricated Storage Shec	D	2.00	1	1957			45		6		1.00	3						1,720	35	600

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,163			
701-Attached Garage	240			
736-Garage Finish, Attached	240			
901-Open Slab Porch	216		3.00	1957