

SNCAMA Property Record Card

Parcel ID: 089-087-35-0-00-01-019.09-0

Quick Ref: R6718

Tax Year: 2023

Run Date: 5/24/2025 11:36:02 PM

OWNER NAME AND MAILING ADDRESS

BRIDSON. JOHN T & BRENDA K LIVING TI

1047 SW WESTSIDE DR
TOPEKA, KS 66615

PROPERTY SITUS ADDRESS

1047 SW WESTSIDE DR
Topeka, KS 66615

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: RR1
Neighborhood: 594.5 594.5 - INDIAN HILL & WE
Economic Adj. Factor:
Map / Routing: / 010NC
Tax Unit Group: 600-600



Image Date: 11/18/2020

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: Public Water - 3
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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 |
|------------|----------|------|--------|-----------|--------------|------|
| 11/17/2020 | 3:40 PM | 1 | S | JRS | JOHN BRIDSON | 1 |
| 09/17/2018 | 9:00 AM | VI | VI | JRS | | |
| 11/07/2017 | 11:30 AM | 5 | P | MJV | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|---------|------------------|------------|--------|--------|
| JGW18 | 1 | Interior Remodel | 03/28/2017 | C | 100 |
| C0159 | 600,000 | Dwelling | 04/13/2006 | C | 100 |
| C0160 | 50,000 | OB&Y | 04/13/2006 | C | 100 |

2023 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------|----------|---------|
| R | 69.340 | 734.630 | 803.970 |
| Total | 69.340 | 734.630 | 803.970 |

2022 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------|----------|---------|
| R | 66.340 | 657.960 | 724.300 |
| Total | 66.340 | 657.960 | 724.300 |

TRACT DESCRIPTION

S35, T11, R14, ACRES 4.29, BEG 1415.01' N OF
SW COR SE 1/4 TH N 225' E 855.62' TO W R/W
WESTSIDE DR SLY ALG R/W 234.53' W 789.21'
TO POB TR 23

MISCELLANEOUS IMPROVEMENT VALUES

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

NEW CONSTRUCTION

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

MARKET LAND INFORMATION

| Method | Type | 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 |
|--------|--------------------|-------|--------|-------|--------|------|-------|------|-------|------|-----|-----|-------|-----------|-----------|----------|----------|-----------|
| Acre | 1-Primary Site - 1 | 4.29 | | | | P | 150 | | | | | | 69 | 1.00 | 38,000.00 | 2,500.00 | 2,500.00 | 69,340 |

Total Market Land Value 69,340

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 5.00-VG

Year Blt: 2006 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 3,949

Main Floor Living Area: 3,949

Upper Floor Living Area Pct:

CDU: GD+

CDU Reason:

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmnt Type: 3-Partial - 3

Total Rooms: 8 Bedrooms: 4

Family Rooms: 1

Full Baths: 3 Half Baths: 1

Garage Cap: 3

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 903,490

Percent Good: 90

Mkt Adj: 100 Eco Adj: 100

Building Value: 813,140

Other Improvement RCN: 32,540

Other Improvement Value: 2,600

CALCULATED VALUES

Cost Land: 69,340

Cost Building: 815,740

Cost Total: 885,080

Income Value: 0

Market Value: 856,400

MRA Value: 833,400

Weighted Estimate: 875,400

FINAL VALUES

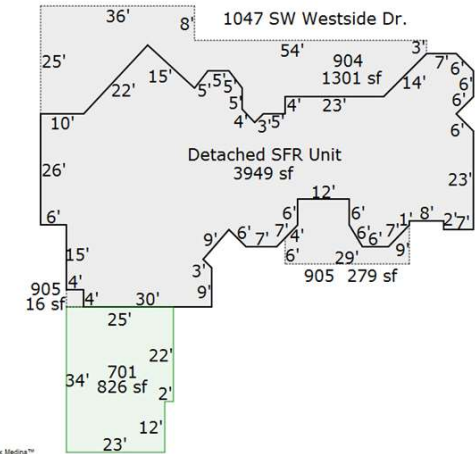
Value Method: IDXVAL

Land Value: 69,340

Building Value: 734,630

Final Value: 803,970

Prior Value: 724,300



OTHER BUILDING IMPROVEMENTS

| No. | Occupancy | MSCIs | Rank | Qty | Yr Blt | Eff Yr | LBCS | Area | Perim | Hgt | Dimensions | Stories | Phys | Func | Econ | OVR% | Rsn | CIs | RCN | %Gd | Value |
|-----|-----------------------|-------|------|-----|--------|--------|------|------|-------|-----|------------|---------|------|------|------|------|-----|-----|--------|-----|-------|
| 1 | 163-Site Improvements | A | 2.00 | 1 | 2006 | | | 10 | | 8 | | 1.00 | 3 | | | | | | 32,540 | 8 | 2,600 |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 109-Frame, Stucco | | 100 | | |
| 208-Composition Shingle | | 100 | | |
| 351-Warmed & Cooled Air | | 100 | | |
| 402-Automatic Floor Cover Allowance | | | | |
| 601-Plumbing Fixtures | 16 | | | |
| 602-Plumbing Rough-ins | 1 | | | |
| 622-Raised Subfloor | 3,949 | | | |
| 641-Single 1-Story Fireplace | 1 | | | |
| 701-Attached Garage | 826 | | | |
| 736-Garage Finish, Attached | 826 | | | |
| 801-Total Basement Area | 1,975 | | | |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|---------------------------------|-------|------|---------|------|
| 803-Partition Finish Area | 1,588 | | | |
| 901-Open Slab Porch | 84 | 3.00 | 2007 | |
| 901-Open Slab Porch | 360 | 3.00 | 2007 | |
| 903-Wood Deck | 132 | | | |
| 904-Slab Porch with Roof | 1,301 | | | |
| 905-Raised Slab Porch with Roof | 16 | | | |
| 905-Raised Slab Porch with Roof | 279 | | | |

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OTHER BUILDING IMPROVEMENT COMPONENTS

| No. | Code | Units | Pct | Size | Other | Rank | Year |
|-----|--------------------------------------|-------|-----|------|-------|------|------|
| 1 | 6606011-Residential Pool, Gunite, La | 512 | | | | | 2006 |

