

SNCAMA Property Record Card

Parcel ID: 089-097-25-0-30-38-022.00-0

Quick Ref: R9498

Tax Year: 2023

Run Date: 8/8/2025 1:49:05 AM

OWNER NAME AND MAILING ADDRESS

SEGRAVES. TODD & SHEPARD. MEGAN

419 SW ROOSEVELT ST
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

419 SW ROOSEVELT ST
Topeka, KS 66606

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: 168.0 168.0 - NW/SW MACVICA
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

WHITTEKIND SUB , Lot 43 + , ROOSEVELT ST
LOTS 43-45 WHITTEKINDS ADD SECTION 25
TOWNSHIP 11 RANGE 15

Image Date: 08/06/2021

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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/29/2021	8:11 AM	VI	VI	SJN		
07/29/2021	8:11 AM	8	QC	MAM		
08/05/2019	1:50 PM	1	S	MDS	MEGAN SEGRAVES	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
91122	2,800		02/01/1991	C	100
91000	0	Interior Remodel	01/07/1991	C	100

2023 APPRAISED VALUE

2022 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	5.880	116.660	122.540
Total	5.880	116.660	122.540

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			50	131	0.94								14	50.00	125.00	50.00	50.00	5.880

Total Market Land Value 5,880

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: GD
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 3-Partial - 3
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 227,500
Percent Good: 64
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 145,600
Other Improvement RCN: 2,270
Other Improvement Value: 980

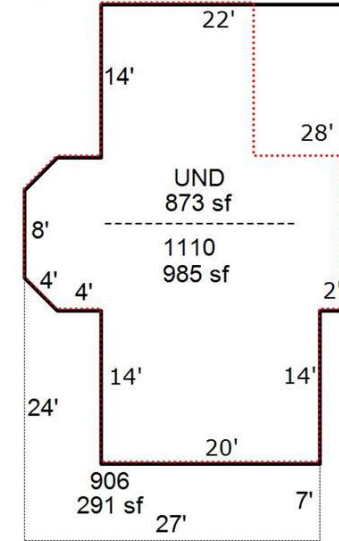
CALCULATED VALUES

Cost Land: 5,880
Cost Building: 146,580
Cost Total: 152,460
Income Value: 0
Market Value: 151,600
MRA Value: 154,800
Weighted Estimate: 146,900

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,880
Building Value: 135,040
Final Value: 140,920
Prior Value: 122,540

419 SW ROOSEVELT ST



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shec	D	2.00	1	2000			80	36	6	8 X 10	1.00	3	3					2,270	43	980

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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,858			
801-Total Basement Area	392			
901-Open Slab Porch	100			
906-Wood Deck with Roof	291			