

SNCAMA Property Record Card

Parcel ID: 089-098-33-0-30-05-006.00-0

Quick Ref: R15247

Tax Year: 2023

Run Date: 5/26/2026 12:22:47 PM

OWNER NAME AND MAILING ADDRESS

TCH REVOCABLE TRUST

3906 SW CLARION PARK DR
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

1030 SW ASHWORTH RD
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: 165.0 165.0 - SW 10 ST - HUNTER
Economic Adj. Factor:
Map / Routing: / 010RS
Tax Unit Group: 014-014

TRACT DESCRIPTION

CONSERVATION GARDENS SUB , BLOCK K ,
Lot 1 , SW ASHWORTH PL BLK K LOT 1
CONSERVATION GARDENS SUB #2 SECTION
33 TOWNSHIP 11 RANGE 15



Image Date: 09/03/2021

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
09/01/2021	10:24 AM	VI	VI	RBR		
07/06/2021	10:20 AM	5	S	RBR		
09/19/2016	9:00 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2023 APPRAISED VALUE

Cls	Land	Building	Total
R	17.000	195.600	212.600
Total	17.000	195.600	212.600

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	17.000	178.200	195.200
Total	17.000	178.200	195.200

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			93	151	1.00								77	80.00	210.00	15.00	15.00	17.000

Total Market Land Value 17,000

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1980 Est: Yes
 Eff Year: Link:
 MS Style: 12-Bi-level
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,098
 Main Floor Living Area: 1,098
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: GD / /
 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

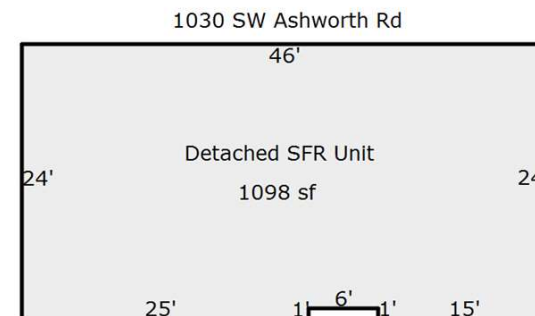
Dwelling RCN: 203,000
 Percent Good: 75
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 152,250
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 17,000
 Cost Building: 152,250
 Cost Total: 169,250
 Income Value: 0
 Market Value: 209,100
 MRA Value: 206,600
 Weighted Estimate: 212,600

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 17,000
 Building Value: 195,600
 Final Value: 212,600
 Prior Value: 195,200



Sketch by Apex Media™

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	1,098			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,058			
803-Partition Finish Area	308			
806-Basement Garage, Double	1			
903-Wood Deck	308			