

SNCAMA Property Record Card

Parcel ID: 089-109-30-0-30-19-006.00-0

Quick Ref: R25212

Tax Year: 2023

Run Date: 4/3/2026 3:34:59 PM

OWNER NAME AND MAILING ADDRESS

GARCIA-HERNANDEZ, DAMIAN & HAVERI

1125 SW 3RD ST
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

1125 SW 3RD 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: 170.1 170.1 - SW I70-3RD, QUIN
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

S30, T11, R16, CAP 55(S) SE OF SE COR 3RD ST & QUINTON AVE, SE 63.5, SE 131.8, NW 83.7, NE 130 TO POB



Image Date: 06/15/2021

PROPERTY FACTORS

Topography: Above Street - 2
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
06/14/2021	2:15 PM	5	S	MAM		
12/31/2020	8:55 AM	11	P	MAM		
10/27/2020	9:30 AM	1	P	MAM	HANS NORDGREN	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM21	1	Interior Remodel	07/07/2020	C	100
MJV14	1	Interior Remodel	03/14/2013	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	7.050	177.150	184.200
Total	7.050	177.150	184.200

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	7.050	162.750	169.800
Total	7.050	162.750	169.800

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			71	130	1.00								90	50.00	120.00	50.00	50.00	7.050

Total Market Land Value 7,050

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1920 Est: Yes
 Eff Year: Link:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,996
 Main Floor Living Area: 1,402
 Upper Floor Living Area Pct: 42.37
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: EX / /
 Ovr Pct Gd/Rsn:
 Remodel: 2020 / Complete Renovation/Rehab
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
 Bsmt Type: 4-Full - 4
 Total Rooms: 10 Bedrooms: 4
 Family Rooms: 1
 Full Baths: 3 Half Baths:
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

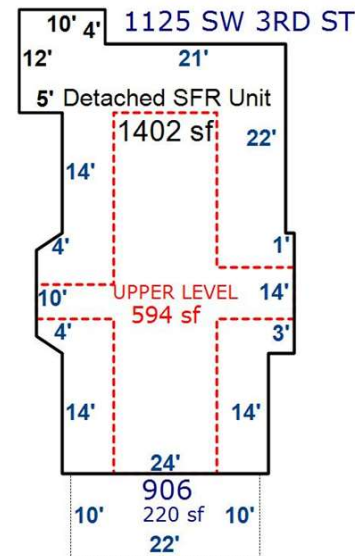
Dwelling RCN: 261,410
 Percent Good: 64
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 167,300
 Other Improvement RCN: 3,090
 Other Improvement Value: 2,070

CALCULATED VALUES

Cost Land: 7,050
 Cost Building: 169,370
 Cost Total: 176,420
 Income Value: 0
 Market Value: 190,800
 MRA Value: 195,500
 Weighted Estimate: 184,200

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 7,050
 Building Value: 177,150
 Final Value: 184,200
 Prior Value: 169,800



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2013			120	44	7	10 X 12	1.00	3	3					3,090	67	2,070

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	14			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,996			
801-Total Basement Area	1,114			
901-Open Slab Porch	80		3.00	1980
901-Open Slab Porch	96		3.00	1990
903-Wood Deck	78			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	220			