

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-10-008.00-0

Quick Ref: R43503

Tax Year: 2023

Run Date: 6/9/2026 8:31:01 PM

**OWNER NAME AND MAILING ADDRESS**

FLOURISHING FUND PROPERTIES I LLC

908 MISTY OAK DR  
HIGHLAD VILLAGE, TX 75077

**PROPERTY SITUS ADDRESS**

1337 SW CLAY ST  
Topeka, KS 66604

REDBROOK APARTMENTS

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 1170 Garden apartm 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:** 10  
**Zoning:** M2  
**Neighborhood:** 310.0 310.0 - WEST CENTER AI  
**Economic Adj. Factor:**  
**Map / Routing:** S08 / CE-D  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

THROOP'S 4TH ADDITION, S01, T12, R15, Lot 561 +, CLAY ST LOTS 561-563-565-567  
THROOPS 4TH ADD SECTION 01 TOWNSHIP 12 RANGE 15



Image Date: 08/04/2022

**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:** Minimum - 1  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:** 11

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact	Code
07/29/2022	12:50 PM	5	S	SLL		
07/17/2018	9:05 AM	5	R	JGW		
06/22/2010	9:35 AM	5	R	JWD		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**2023 APPRAISED VALUE**

Cls	Land	Building	Total
R	30.100	281.640	311.740
<b>Total</b>	30.100	281.640	311.740

**2022 APPRAISED VALUE**

Cls	Land	Building	Total
R	30.100	216.860	246.960
<b>Total</b>	30.100	216.860	246.960

**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
Soft	1-Primary Site - 1		15.048											5	20,000.00	2.00	2.00	2.00	30.100

Total Market Land Value 30,100

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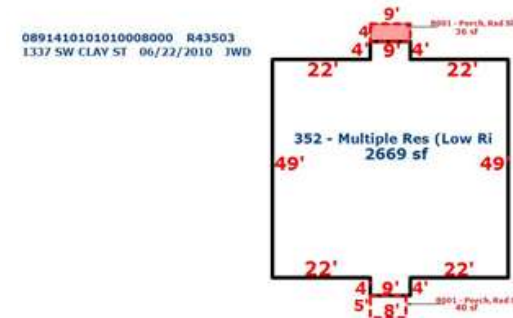
Run Date: 6/9/2026 8:31:01 PM

GENERAL BUILDING INFORMATION

LBCS Structure Code: 1301-Garden apartment (3 story & under)  
 Bldg No. & Name: 1 REDBROOK APARTMENTS  
 Identical Units: 1 No. of Units: 10  
 Unit Type: WST- Water, Sewer, Trash  
 MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:	2	8						
BR Type:	3	1						
Baths:	2.0	1.0						



IMPROVEMENT COST SUMMARY

Building RCN: 776,190  
 Mkt Adj: 100 Eco Adj:  
 Building Value: 357,050  
 Other Improvement RCN: 19,050  
 Other Improvement Value: 5,790

CALCULATED VALUES

Cost Land: 30,100  
 Cost Building: 362,840  
 Cost Total: 392,940  
 Income Value: 311,740  
 Market Value:  
 MRA Value:

FINAL VALUES

Value Method: INCOME  
 Land Value: 30,100  
 Building Value: 281,640  
 Final Value: 311,740  
 Prior Value:

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	352-Multiple Res (Low Rise)	D	1.67	1967		01 / 03		2,669	220	8	3	3				011			776,190	46	357,050

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		163-Site Improvements	P	2.00	1	1967			10		8		1	2	3					3,320	18	600
2		163-Site Improvements	P	2.00	1	1991			10		8		1.00	3	3					15,730	33	5,190

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	882-Stud -Brick Veneer		90				
1	895-Stud -Vinyl Siding		10				
1	8001-Porch, Raised Slab	40					
1	8002-Porch, Open Slab	45					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8355-Paving, Concrete with Base	490		10			
2	8350-Paving, Asphalt with Base	3,420		10			