

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-09-014.00-0

Quick Ref: R10366

Tax Year: 2024

Run Date: 7/19/2025 11:46:31 PM

OWNER NAME AND MAILING ADDRESS

FOSTER, ERIKA M

637 SW GRANDVIEW AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

637 SW GRANDVIEW AVE
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: R1
Neighborhood: 167.1 167.1 - SW GAGE-MACVIL
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

VESPER'S ADDITION , Lot 38 + , GRAND VIEW
AVE LOTS 38-40 VESPER'S ADD SECTION 35
TOWNSHIP 11 RANGE 15



Image Date: 09/02/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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
08/24/2021	7:41 AM	VI	VI	SJN		
08/24/2021	7:41 AM	8	QC	KMM		
09/29/2020	2:04 PM	1	S	SJN	ERIKA FOSTER	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8,240	155,160	163,400
Total	8,240	155,160	163,400

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	140	1.03								91	50.00	160.00	50.00	50.00	8,240

Total Market Land Value 8,240

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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: 6-1 1/2 Story Unfinished
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: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

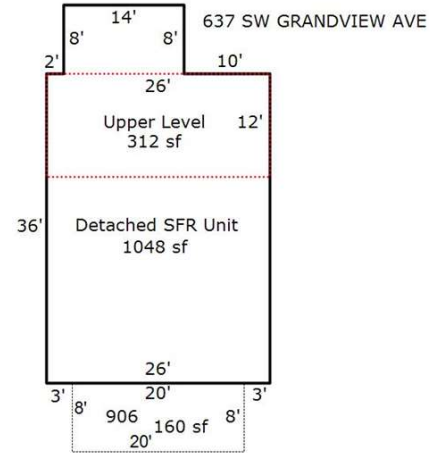
Dwelling RCN: 223,400
Percent Good: 65
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 145,210
Other Improvement RCN: 15,130
Other Improvement Value: 3,180

CALCULATED VALUES

Cost Land: 8,240
Cost Building: 148,390
Cost Total: 156,630
Income Value: 0
Market Value: 175,100
MRA Value: 172,300
Weighted Estimate: 177,100

FINAL VALUES

Value Method: IDXVAL
Land Value: 8,240
Building Value: 166,600
Final Value: 174,840
Prior Value: 163,400



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		152-Residential Garage - Detach	D	2.00	1	1940			288	68	8	18 X 16	1.00	2	3					15,130	21	3,180

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,352			
801-Total Basement Area	936			
906-Wood Deck with Roof	160			