

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-40-24-019.00-0

Quick Ref: R12377

Tax Year: 2024

Run Date: 6/5/2025 5:23:46 PM

OWNER NAME AND MAILING ADDRESS

LOERA. RIGOBERTO VARGAS & DORA LI

1161 SW WARREN AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1161 SW WARREN AVE
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: R2
Neighborhood: 167.0 167.0 - SW 10TH-HUNTO
Economic Adj. Factor:
Map / Routing: F06 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

WASHBURN PLACE (AMENDED), S35, T11, R15,
Lot 387 +, LOTS 387, 389 & ADJ E 1/2 OF VAC
ALLEY, WARREN AVE SECTION 35 TOWNSHIP
11 RANGE 15



Image Date: 08/18/2023

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
08/17/2023	1:50 PM	1	S	SJN	MR LOERA	1
10/07/2022	12:40 PM	5	S	SJN		
07/20/2021	9:13 AM	VI	VI	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0161	2,200		11/30/1994	C	100

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8.160	83.540	91.700
Total	8.160	83.540	91.700

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	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	135	1.02								91	50.00	160.00	50.00	50.00	8.160

Total Market Land Value 8,160

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1947 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 816
Main Floor Living Area: 816
Upper Floor Living Area Pct:
CDU: GD+
CDU Reason:
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel: 2023 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 168,960
Percent Good: 73
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 123,340
Other Improvement RCN: 11,180
Other Improvement Value: 1,900

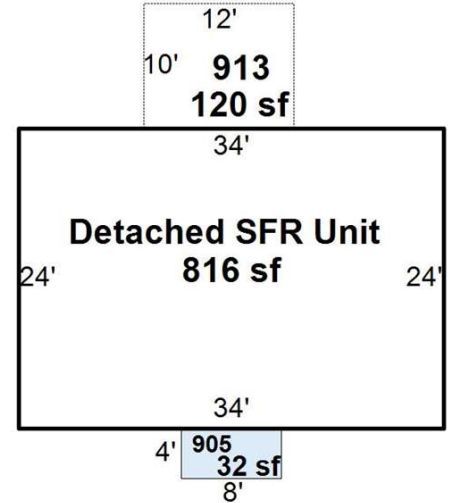
CALCULATED VALUES

Cost Land: 8,160
Cost Building: 125,240
Cost Total: 133,400
Income Value: 0
Market Value: 180,800
MRA Value: 169,400
Weighted Estimate: 183,900

FINAL VALUES

Value Method: WEIGHTED
Land Value: 8,160
Building Value: 175,740
Final Value: 183,900
Prior Value: 91,700

1161 SW WARREN AVE



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1935			280	68	8	20 X 14	1.00	2	2					11,180	17	1,900

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	816			
801-Total Basement Area	816			
803-Partition Finish Area	700			
905-Raised Slab Porch with Roof	32		1.00	
913-Enclosed Wood Deck, Screened Walls	120			