

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-10-17-011.00-0

Quick Ref: R20905

Tax Year: 2024

Run Date: 6/3/2026 11:58:32 AM

OWNER NAME AND MAILING ADDRESS

SOMMER. RAY R & LAZON F

5112 NW GRAYBEAL CT  
TOPEKA, KS 66618-4802

PROPERTY SITUS ADDRESS

902 NE KELLAM AVE  
Topeka, KS 66616

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:** 153.0 153.0 - OAKLAND  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 001-001

TRACT DESCRIPTION

JENKIN W MORRIS , Lot 348 + , KELLAM AVE  
LOTS 348-350-352 JENKIN W MORRIS ADD  
SECTION 28 TOWNSHIP 11 RANGE 16



Image Date: 08/18/2023

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Alley - 7  
**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
08/16/2023	12:10 PM	VI	VI	MAM		
05/28/2019	11:05 AM	5	S	MAM		
09/06/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0047	5,000	Garage	06/03/1996	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	5.200	123.000	128.200
<b>Total</b>	<b>5.200</b>	<b>123.000</b>	<b>128.200</b>

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	5.200	95.760	100.960
<b>Total</b>	<b>5.200</b>	<b>95.760</b>	<b>100.960</b>

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			75	127	0.99								30	50.00	95.00	20.00	20.00	5.200

Total Market Land Value 5,200

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1925 **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:** 1,318  
**Main Floor Living Area:** 928  
**Upper Floor Living Area Pct:** 42.03  
**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:** 08-Bungalow  
**Bsmt Type:** 3-Partial - 3  
**Total Rooms:** 7 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Block - 3

**IMPROVEMENT COST SUMMARY**

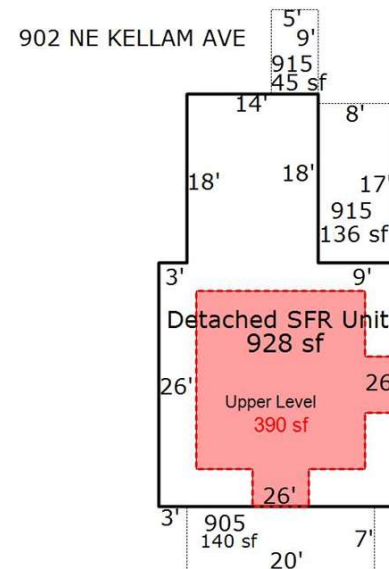
**Dwelling RCN:** 186,080  
**Percent Good:** 61  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 113,510  
**Other Improvement RCN:** 36,420  
**Other Improvement Value:** 14,490

**CALCULATED VALUES**

**Cost Land:** 5,200  
**Cost Building:** 128,000  
**Cost Total:** 133,200  
**Income Value:** 0  
**Market Value:** 128,200  
**MRA Value:** 127,800  
**Weighted Estimate:** 127,900

**FINAL VALUES**

**Value Method:** MKT  
**Land Value:** 5,200  
**Building Value:** 123,000  
**Final Value:** 128,200  
**Prior Value:** 100,960



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1925			360	76	8	020 X 18	1	2	3					12,820	21	2,690
2		152-Residential Garage - Detach	D	2.00	1	1996			576	96	8	024 X 24	1	3	3					23,600	50	11,800

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,318			
801-Total Basement Area	590			
901-Open Slab Porch	132	2.00		
905-Raised Slab Porch with Roof	140			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
915-Enclosed Wood Deck, Solid Wall	136	1.00		
915-Enclosed Wood Deck, Solid Wall	45			