

SNCAMA Property Record Card

Parcel ID: 089-109-29-0-40-08-011.00-0

Quick Ref: R24395

Tax Year: 2024

Run Date: 5/17/2025 1:05:52 AM

OWNER NAME AND MAILING ADDRESS

HD RENTALS LLC

1608 NE SEWARD AVE
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

526 NE LIME ST
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



Image Date: 09/13/2023

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
09/07/2023	12:15 PM	VI	VI	MAM		
06/14/2021	9:20 AM	6	S	MAM		
08/31/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SJN06	1	Interior Remodel	10/11/2005	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4.370	87.730	92.100
Total	4.370	87.730	92.100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	4.370	77.710	82.080
Total	4.370	77.710	82.080

TRACT DESCRIPTION

GORDONS, S29, T11, R16, Lot 62 +, LIME WAS
LARCH ST LOTS 62-64 GORDONS ADD
SECTION 29 TOWNSHIP 11 RANGE 16

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	107	0.92								30	50.00	95.00	20.00	20.00	4,370

Total Market Land Value 4,370

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1935 **Est:** Yes
Eff Year:
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 974
Main Floor Living Area: 714
Upper Floor Living Area Pct: 36.41
CDU: AV+
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: 5 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

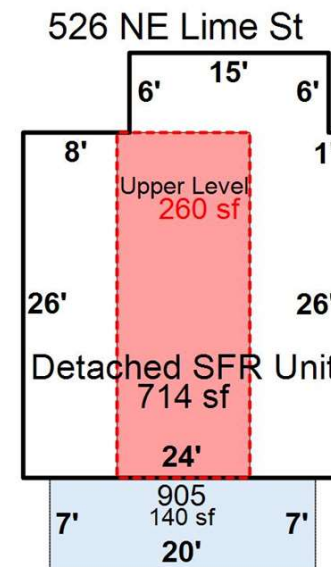
Dwelling RCN: 133,850
Percent Good: 63
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 84,330
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 4,370
Cost Building: 84,330
Cost Total: 88,700
Income Value: 0
Market Value: 92,100
MRA Value: 93,300
Weighted Estimate: 91,000

FINAL VALUES

Value Method: MKT
Land Value: 4,370
Building Value: 87,730
Final Value: 92,100
Prior Value: 82,080



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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	974			
801-Total Basement Area	624			
901-Open Slab Porch	261	3.00		2006
905-Raised Slab Porch with Roof	140			