

## SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-09-006.00-0

Quick Ref: R31133

Tax Year: 2024

Run Date: 6/10/2025 12:29:49 AM

## OWNER NAME AND MAILING ADDRESS

MASSENGILL, ANGELA M

2108 SW COLLEGE AVE  
TOPEKA, KS 66611

## PROPERTY SITUS ADDRESS

2216 SE MARKET ST  
Topeka, KS 66605

## 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:** 146.0 146.0 - SE12TH-25TH/CAI  
**Economic Adj. Factor:**  
**Map / Routing:** I13 / 015  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

HIGHLAND ACRES 2 RP B-G, S09, T12, R16,  
BLOCK E, Lot 14, MARKET ST BLK E LOT 14  
HIGHLAND AC NO 2 REPL OF BLKS C D E F G  
& PT OF B SECTION 09 TOWNSHIP 12 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	3-Irregular Lot - 3		74	119	0.96								47	68.00	73.00	15.00	15.00	4,850

Total Market Land Value 4,850

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/03/2019	9:40 AM	VI	VI	RBR		
09/03/2019	9:40 AM	8	QC	MAM		
08/18/2014	9:00 AM	VI	VI	JGW		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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Image Date: 09/06/2019

## 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:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

## 2024 APPRAISED VALUE

## 2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	4.850	82.870	87.720
Total	4.850	82.870	87.720

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1958      **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 960  
**Main Floor Living Area:** 960  
**Upper Floor Living Area Pct:**  
**CDU:** FR  
**CDU Reason:**  
**Phys/Func/Econ:** AV / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 5      **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1      **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

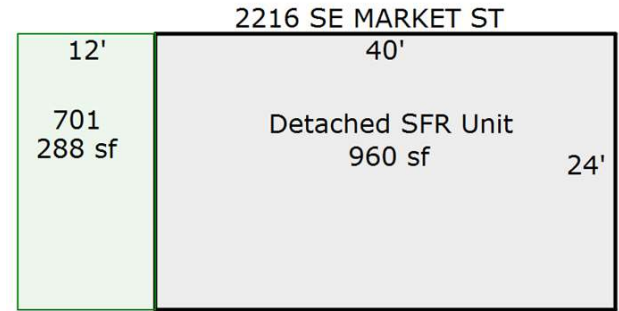
**Dwelling RCN:** 167,660  
**Percent Good:** 46  
**Mkt Adj:** 100      **Eco Adj:** 100  
**Building Value:** 77,120  
**Other Improvement RCN:** 1,760  
**Other Improvement Value:** 550

**CALCULATED VALUES**

**Cost Land:** 4,850  
**Cost Building:** 77,670  
**Cost Total:** 82,520  
**Income Value:** 0  
**Market Value:** 106,200  
**MRA Value:** 111,600  
**Weighted Estimate:** 107,400

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 4,850  
**Building Value:** 88,130  
**Final Value:** 92,980  
**Prior Value:** 87,720



Sketch by Apex Media™

**OTHER BUILDING IMPROVEMENTS**

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	133-Prefabricated Storage Shed	D	0.60	1	1970			70		8		1	2						1,760	31	550

**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	960			
701-Attached Garage	288			
801-Total Basement Area	960			
802-Minimal Finish Area	575			
903-Wood Deck	100			