

## SNCAMA Property Record Card

Parcel ID: 089-133-08-0-10-03-013.00-0

Quick Ref: R34681

Tax Year: 2024

Run Date: 5/29/2025 12:55:32 AM

## OWNER NAME AND MAILING ADDRESS

JAB RENTALS LLC

7025 SW 69TH ST  
AUBURN, KS 66402-9421

## PROPERTY SITUS ADDRESS

1600 SE MORRISON 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:** R2  
**Neighborhood:** 131.0 131.0 - HIGHLAND PARK  
**Economic Adj. Factor:**  
**Map / Routing:** I12 /  
**Tax Unit Group:** 001-001



Image Date: 10/12/2020

## 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
10/09/2020	12:35 PM	5	S	KJH		
09/23/2019	9:20 AM	VI	VI	MDS		
09/23/2019	9:20 AM	8	QC	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0001	1	Interior Remodel	02/02/2000	C	100

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2,550	94,070	96,620
<b>Total</b>	<b>2,550</b>	<b>94,070</b>	<b>96,620</b>

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2,550	88,600	91,150
<b>Total</b>	<b>2,550</b>	<b>88,600</b>	<b>91,150</b>

## TRACT DESCRIPTION

SOUTH LAWN PARK , Lot 82 + , MORRISON ST  
LTS 82, 84, 86, 88 SECTION 08 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	1-Regular Lot - 1		50	140	0.97								9	75.00	40.00	15.00	15.00	2,550

Total Market Land Value 2,550

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1938 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,704

Main Floor Living Area: 1,318

Upper Floor Living Area Pct: 29.29

CDU: AV

CDU Reason:

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

## COMP SALES INFORMATION

Arch Style: 08-Bungalow

Bsmt Type: 2-Crawl - 2

Total Rooms: 7 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap: 1

Foundation: Stone - 4

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 209,450

Percent Good: 60

Mkt Adj: 100 Eco Adj: 100

Building Value: 125,670

Other Improvement RCN: 0

Other Improvement Value: 0

## CALCULATED VALUES

Cost Land: 2,550

Cost Building: 125,670

Cost Total: 128,220

Income Value: 0

Market Value: 110,300

MRA Value: 118,200

Weighted Estimate: 106,600

## FINAL VALUES

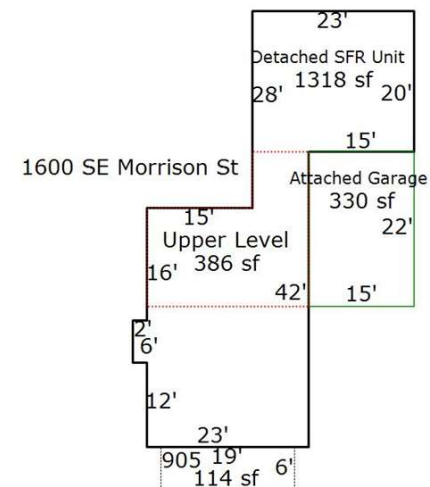
Value Method: IDXVAL

Land Value: 2,550

Building Value: 94,070

Final Value: 96,620

Prior Value: 91,150



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	460			
622-Raised Subfloor	1,704			
701-Attached Garage	330			
736-Garage Finish, Attached	330			
901-Open Slab Porch	110	2.00		1985
905-Raised Slab Porch with Roof	114			