

## SNCAMA Property Record Card

Parcel ID: 089-133-08-0-10-28-007.00-0

Quick Ref: R35132

Tax Year: 2024

Run Date: 6/25/2025 12:24:50 AM

## OWNER NAME AND MAILING ADDRESS

DELGADO, JULIO &amp; JUANA

2426 SE INDIANA AVE  
TOPEKA, KS 66605

## PROPERTY SITUS ADDRESS

2426 SE INDIANA AVE  
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

## TRACT DESCRIPTION

SHAWNEE HEIGHTS, S08, T12, R16, Lot 32 +,  
INDIANA AVE LOTS 32-34-36 SHAWNEE  
HEIGHTS ADD SECTION 08 TOWNSHIP 12  
RANGE 16



Image Date: 10/15/2019

## 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:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/05/2019	1:56 PM	VI	VI	MDS		
09/05/2019	1:56 PM	8	QC	JRS		
08/02/2018	2:30 PM	6	S	DJH		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2024 APPRAISED VALUE

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	3.000	14.730	17.730
<b>Total</b>	<b>3.000</b>	<b>14.730</b>	<b>17.730</b>

Not Yet Available

## 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		75	150	1.00								9	75.00	40.00	15.00	15.00	3.000

Total Market Land Value 3,000

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 1.67-FR-

Year Blt: 1910 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 642

Main Floor Living Area: 642

Upper Floor Living Area Pct:

CDU: FR-

CDU Reason:

Phys/Func/Econ: PR / /

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: 4 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Stone - 4

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 81,120

Percent Good: 23

Mkt Adj: 100 Eco Adj: 100

Building Value: 18,660

Other Improvement RCN: 0

Other Improvement Value: 0

## CALCULATED VALUES

Cost Land: 3,000

Cost Building: 18,660

Cost Total: 21,660

Income Value: 0

Market Value: 28,700

MRA Value: 31,900

Weighted Estimate: 26,200

## FINAL VALUES

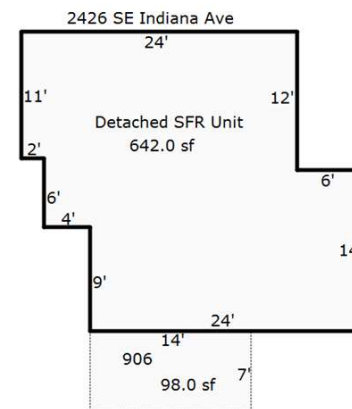
Value Method: IDXVAL

Land Value: 3,000

Building Value: 15,790

Final Value: 18,790

Prior Value: 17,730



Sketch by Apex Media™

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	642			
906-Wood Deck with Roof	98			