

## SNCAMA Property Record Card

Parcel ID: 089-141-12-0-10-21-005.00-0

Quick Ref: R47268

Tax Year: 2024

Run Date: 5/20/2024 3:42:42 PM

## OWNER NAME AND MAILING ADDRESS

DREAM MAKER REAL ESTATE PRO LLC

PO BOX 82  
BERRYTON, KS 66409

## PROPERTY SITUS ADDRESS

2518 SW CENTRAL PARK AVE  
Topeka, KS 66611

## 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:** 122.0 122.0 - SW 21ST-27, LINC  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001



Image Date: 07/25/2023

## 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
07/24/2023	10:45 AM	6	S	MAM		
07/06/2020	1:25 PM	VI	VI	MAM		
07/11/2016	9:00 AM	VI	VI	MJV		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM24	1	Interior/Exterior Remodel	08/02/2023	O	

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.860	51.540	54.400
<b>Total</b>	<b>2.860</b>	<b>51.540</b>	<b>54.400</b>

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2.860	56.230	59.090
<b>Total</b>	<b>2.860</b>	<b>56.230</b>	<b>59.090</b>

## PARCEL COMMENTS

**Prop-NC:** RL24; **Prop-Com:** BP - NOT YET STARTED 10/2023; RL24 - PC AV+ TO AV- = OVERALL COND 8/2023; RL21 - PC = AV TO AV+ PER V&I 9/20; RL17 - PC FR TO AV PER V & I 7/16; DH- 11-15-95 431; **Val-Com:** FR24 - RI24, POst MRA

## TRACT DESCRIPTION

QUINTON & STEELES, S12, T12, R15, Lot 2516  
+, CENTRAL PK WAS CLAY ST LOTS 2516-2518  
& 2520 QUINTON & STEELES ADD SECTION 12  
TOWNSHIP 12 RANGE 15

## 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	144	1.04								32	65.00	40.00	15.00	15.00	2.860

Total Market Land Value 2,860

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1910 Est: Yes

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,652

Main Floor Living Area: 1,004

Upper Floor Living Area Pct: 64.54

CDU: FR

Phys/Func/Econ: AV- / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

## COMP SALES INFORMATION

Arch Style: 09-Old Style

Bsmt Type: 4-Full - 4

Total Rooms: 7 Bedrooms: 3

Family Rooms: 1

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 223,020

Percent Good: 34

Mkt Adj: 100 Eco Adj: 100

Building Value: 75,830

Other Improvement RCN: 12,440

Other Improvement Value: 2,120

## CALCULATED VALUES

Cost Land: 2,860

Cost Building: 77,950

Cost Total: 80,810

Income Value: 0

Market Value: 57,200

MRA Value: 54,400

Weighted Estimate: 56,800

## FINAL VALUES

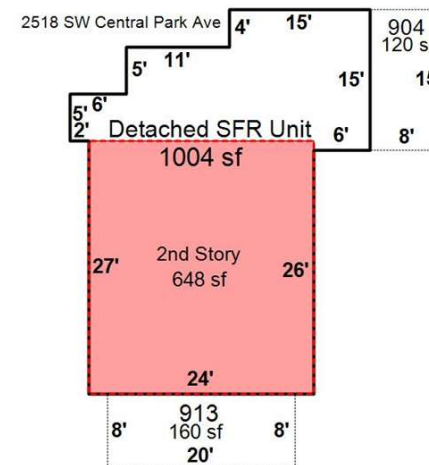
Value Method: MRA

Land Value: 2,860

Building Value: 51,540

Final Value: 54,400

Prior Value: 59,090



## BUILDING COMMENTS

DwellCom: A1-10 0356sf , A2-32 0120sf , A3-12 0160sf; DwellFunc: RL24

## OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1950			340	74	8	20 X 17	1.00	2	2					12,440	17	2,120

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,652			
801-Total Basement Area	648			
904-Slab Porch with Roof	120			
913-Enclosed Wood Deck, Screened Walls	160			