

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-10-10-018.00-0

Quick Ref: R52141

Tax Year: 2024

Run Date: 5/24/2025 11:41:48 PM

OWNER NAME AND MAILING ADDRESS

COEN. GARY L

2409 SW JAMES ST
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2409 SW JAMES ST
Topeka, KS 66614

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: 120.0 120.0 - SW 21ST-SHUNG,
Economic Adj. Factor:
Map / Routing: I04 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

MOUND VIEW ACRES, S10, T12, R15, BLOCK 5,
Lot 5 +, TR 2409 JAMES ST PT LTS 5, 6 & 7 BLK
5 MOUNDVIEW ACRES BEG 173' W & 24' N OF
SE COR LT 7 TH S 100', W 113', N 100', E 113'
TO POB SECTION 10 TOWNSHIP 12 RANGE 15



Image Date: 11/01/2022

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/28/2022	9:28 AM	VI	VI	SJN		
02/22/2021	2:35 PM	5	S	KJH		
06/24/2020	11:20 AM	1	P	KJH	KRISTIE SHAEFFER	3

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
KJH21	1	Interior Remodel	01/24/2020	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	9.680	154.500	164.180
Total	9.680	154.500	164.180

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	9.680	143.760	153.440
Total	9.680	143.760	153.440

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		100	113	0.87								19	75.00	140.00	25.00	25.00	9.680

Total Market Land Value 9,680

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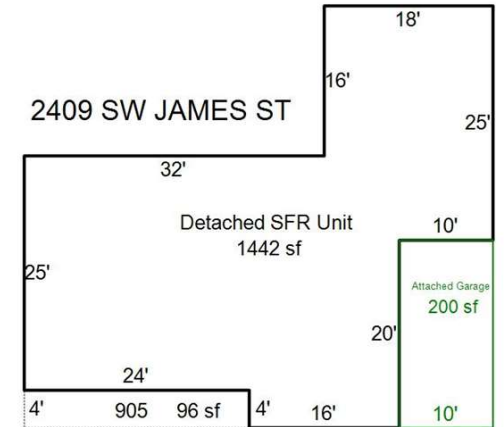
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DWELLING INFORMATION		COMP SALES INFORMATION	
Res Type:	1-Single-Family Residence	Arch Style:	02-Ranch
Quality:	2.67-AV-	Bsmt Type:	4-Full - 4
Year Blt:	1953	Est:	
Eff Year:		Total Rooms:	5
MS Style:	1-One Story	Bedrooms:	3
LBCSStruct:	1110-Detached SFR unit	Family Rooms:	
No. of Units:		Full Baths:	1
Total Living Area:		Half Baths:	1
Calculated Area:	1,442	Garage Cap:	1
Main Floor Living Area:	1,442	Foundation:	Concrete - 2
Upper Floor Living Area Pct:			
CDU:	GD		
CDU Reason:			
Phys/Func/Econ:	AV+ / /		
Ovr Pct Gd/Rsn:			
Remodel:			
Percent Complete:			
Assessment Class:			
MU Cls/Pct:			

DWELLING INFORMATION		COMP SALES INFORMATION		IMPROVEMENT COST SUMMARY	
Res Type:	1-Single-Family Residence	Arch Style:	02-Ranch	Dwelling RCN:	223,870
Quality:	2.67-AV-	Bsmt Type:	4-Full - 4	Percent Good:	71
Year Blt:	1953	Est:		Mkt Adj:	100
Eff Year:		Total Rooms:	5	Eco Adj:	100
MS Style:	1-One Story	Family Rooms:		Building Value:	158,950
LBCSstruct:	1110-Detached SFR unit	Full Baths:	1	Other Improvement RCN:	0
No. of Units:		Garage Cap:	1	Other Improvement Value:	0
Total Living Area:		Foundation:	Concrete - 2	CALCULATED VALUES	
Calculated Area:	1,442			Cost Land:	9,680
Main Floor Living Area:	1,442			Cost Building:	158,950
Upper Floor Living Area Pct:				Cost Total:	168,630
CDU:	GD			Income Value:	0
CDU Reason:				Market Value:	171,700
Phys/Func/Econ:	AV+ / /			MRA Value:	169,600
Ovr Pct Gd/Rsn:				Weighted Estimate:	172,600
Remodel:				FINAL VALUES	
Percent Complete:				Value Method:	IDXVAL
Assessment Class:				Land Value:	9,680
MU CIs/Pct:				Building Value:	154,500
				Final Value:	164,180
				Prior Value:	153,440



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	7			
	602-Plumbing Rough-ins	1			
	622-Raised Subfloor	1,442			
	641-Single 1-Story Fireplace	1			
	701-Attached Garage	200			
	801-Total Basement Area	1,064			
	901-Open Slab Porch	196		3.00	1960
	901-Open Slab Porch	144		3.00	1960

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	96			