

SNCAMA Property Record Card

Parcel ID: 089-087-35-0-00-01-019.09-0

Quick Ref: R6718

Tax Year: 2025

Run Date: 5/25/2025 2:04:08 AM

OWNER NAME AND MAILING ADDRESS

BRIDSON. JOHN T & BRENDA K LIVING TI

1047 SW WESTSIDE DR
TOPEKA, KS 66615

PROPERTY SITUS ADDRESS

1047 SW WESTSIDE DR
Topeka, KS 66615

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: RR1
Neighborhood: 594.5 594.5 - INDIAN HILL & WE
Economic Adj. Factor:
Map / Routing: / 010NC
Tax Unit Group: 600-600

TRACT DESCRIPTION

S35, T11, R14, ACRES 4.29, BEG 1415.01' N OF
SW COR SE 1/4 TH N 225' E 855.62' TO W R/W
WESTSIDE DR SLY ALG R/W 234.53' W 789.21'
TO POB TR 23



Image Date: 09/12/2024

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: Public Water - 3
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
09/04/2024	12:19 PM	VI	VI	JRS		
11/17/2020	3:40 PM	1	S	JRS	JOHN BRIDSON	1
09/17/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JGW18	1	Interior Remodel	03/28/2017	C	100
C0159	600,000	Dwelling	04/13/2006	C	100
C0160	50,000	OB&Y	04/13/2006	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	73.820	779.030	852.850
Total	73.820	779.030	852.850

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	70.840	765.290	836.130
Total	70.840	765.290	836.130

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

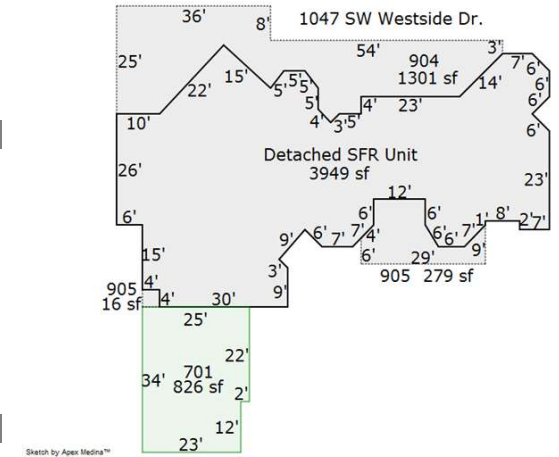
Method	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	Value Est
Acre	1-Primary Site - 1	4.29				P	150						69	1.00	40,000.00	2,800.00	2,800.00	73.820

Total Market Land Value 73,820

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DWELLING INFORMATION		COMP SALES INFORMATION	
Res Type:	1-Single-Family Residence	Arch Style:	02-Ranch
Quality:	5.00-VG	Bsmt Type:	3-Partial - 3
Year Blt:	2006	Est:	Total Rooms: 8 Bedrooms: 4
Eff Year:			Family Rooms: 1
MS Style:	1-One Story	Full Baths:	3 Half Baths: 1
LBCSStruct:	1110-Detached SFR unit	Garage Cap:	3
No. of Units:		Foundation:	Concrete - 2
Total Living Area:			
Calculated Area:			3,949
Main Floor Living Area:			3,949
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:		989,220		
Quality:	5.00-VG		Bsmt Type:	3-Partial - 3		Percent Good:		92		
Year Blt:	2006	Est:	Total Rooms:	8	Bedrooms:	4	Mkt Adj:	100	Eco Adj:	100
Eff Year:			Family Rooms:	1		Building Value:		910,080		
MS Style:	1-One Story		Full Baths:	3	Half Baths:	1	Other Improvement RCN:		35,140	
LBCSstruct:	1110-Detached SFR unit		Garage Cap:	3		Other Improvement Value:		2,810		
No. of Units:			Foundation:	Concrete - 2						
Total Living Area:										
Calculated Area:	3,949									
Main Floor Living Area:	3,949									
Upper Floor Living Area Pct:										
CDU:	GD+									
CDU Reason:										
Phys/Func/Econ:	AV+ / /									
Ovr Pct Gd/Rsn:										
Remodel:										
Percent Complete:										
Assessment Class:										
MU CIs/Pct:										
CALCULATED VALUES										
Cost Land:		73,820								
Cost Building:		912,890								
Cost Total:		986,710								
Income Value:		0								
Market Value:		897,800								
MRA Value:		888,200								
Weighted Estimate:		904,600								
FINAL VALUES										
Value Method:		IDXVAL								
Land Value:		73,820								
Building Value:		779,030								
Final Value:		852,850								
Prior Value:		836,130								



OTHER BUILDING IMPROVEMENTS																					
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	163-Site Improvements	A	2.00	1	2006			10		8		1.00	3						35,140	8	2,810

DWELLING COMPONENTS					
	Code	Units	Pct	Quality	Year
109-Frame, Stucco			100		
208-Composition Shingle			100		
351-Warmed & Cooled Air			100		
402-Automatic Floor Cover Allowance					
601-Plumbing Fixtures		16			
602-Plumbing Rough-ins		1			
622-Raised Subfloor		3,949			
641-Single 1-Story Fireplace		1			
701-Attached Garage		826			
736-Garage Finish, Attached		826			
801-Total Basement Area		1,975			

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
803-Partition Finish Area	1,588			
901-Open Slab Porch	84		3.00	2007
901-Open Slab Porch	360		3.00	2007
903-Wood Deck	132			
904-Slab Porch with Roof	1,301			
905-Raised Slab Porch with Roof	16			
905-Raised Slab Porch with Roof	279			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6606011-Residential Pool, Gunite, La	512					2006

