

## SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-21-001.00-0

Quick Ref: R10555

Tax Year: 2025

Run Date: 6/28/2025 12:16:08 AM

## OWNER NAME AND MAILING ADDRESS

HAAS ENTERPRISES LLC

734 NW WALNUT LN  
TOPEKA, KS 66617-1257

## PROPERTY SITUS ADDRESS

659 SW MACVICAR AVE  
Topeka, KS 66606

## 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:** 167.1 167.1 - SW GAGE-MACVIL  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

PINEHURST, S35, T11, R15, Lot 5 +,  
RESTHAVEN EST LOTS 5-6-7-8 PINEHURST  
ADD SE OF CREEK SECTION 35 TOWNSHIP 11  
RANGE 15



Image Date: 07/23/2021

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Sidewalk - 6  
**Fronting:** Secondary Street - 3  
**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
07/20/2021	12:27 PM	VI	VI	SJN		
07/20/2021	12:27 PM	8	QC	KMM		
10/30/2020	9:40 AM	5	S	SJN		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	11.340	86.170	97.510
<b>Total</b>	<b>11.340</b>	<b>86.170</b>	<b>97.510</b>

## 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	3-Irregular Lot - 3		100	155	1.08								91	50.00	160.00	50.00	50.00	11.340

Total Market Land Value 11,340

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 1932 Est: Yes

Eff Year:

MS Style: 6-1 1/2 Story Unfinished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 982

Main Floor Living Area: 982

Upper Floor Living Area Pct:

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: 04-Conventional

Bsmnt Type: 4-Full - 4

Total Rooms: 5 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 169,460

Percent Good: 63

Mkt Adj: 100 Eco Adj: 100

Building Value: 106,760

Other Improvement RCN: 16,550

Other Improvement Value: 5,130

## CALCULATED VALUES

Cost Land: 11,340

Cost Building: 111,890

Cost Total: 123,230

Income Value: 0

Market Value: 101,700

MRA Value: 110,300

Weighted Estimate: 100,300

## FINAL VALUES

Value Method: IDXVAL

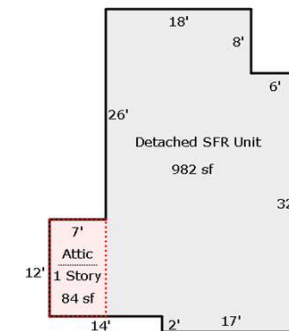
Land Value: 11,340

Building Value: 89,100

Final Value: 100,440

Prior Value: 97,510

0890973501021001000 659 SW MACVICAR AVE



## OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1977			528	92	8	024 X 22	1	3	3					16,550	31	5,130

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	982			
801-Total Basement Area	898			
802-Minimal Finish Area	240			