

## SNCAMA Property Record Card

Parcel ID: 089-097-36-0-20-19-001.00-0

Quick Ref: R13160

Tax Year: 2025

Run Date: 8/8/2025 1:49:01 AM

## OWNER NAME AND MAILING ADDRESS

MUNOZ. VIVAN &amp; MANUEL

801 SW JEWELL AVE  
TOPEKA, KS 66606

## PROPERTY SITUS ADDRESS

801 SW JEWELL 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:** 170.4 170.4 - SW 6TH-12TH. W/  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001



Image Date: 09/19/2023

## PROPERTY FACTORS

**Topography:** Above Street - 2  
**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
09/18/2023	1:15 PM	5	S	MAM		
08/03/2020	8:49 AM	VI	VI	MAM		
03/14/2018	11:26 AM	1	S	MJV	DANIELLE DEWITT	1

## 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	2.720	117.480	120.200
Total	2.720	117.480	120.200

## TRACT DESCRIPTION

MELROSE, S36, T11, R15, Lot 216 +, JEWELL  
WAS BROOKS AVE LOT 216 & N 1/2 LOT 217  
MELROSE ADD SECTION 36 TOWNSHIP 11  
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	Link	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			38	125	0.98	5	140						8	50.00	42.00	10.00	10.00	2.720

Total Market Land Value 2,720

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 2-Two Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:**  
**Main Floor Living Area:**  
**Upper Floor Living Area Pct:**  
**CDU:** AV-  
**CDU Reason:**  
**Phys/Func/Econ:** GD / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:** 2012 /  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 09-Old Style  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Stone - 4

## IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 238,290  
**Percent Good:** 54  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 128,680  
**Other Improvement RCN:** 10,190  
**Other Improvement Value:** 3,060

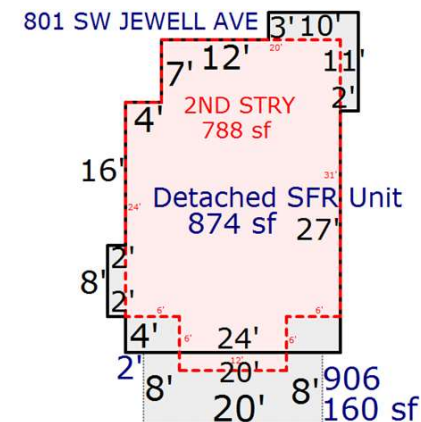
## CALCULATED VALUES

**Cost Land:** 2,720  
**Cost Building:** 131,740  
**Cost Total:** 134,460  
**Income Value:** 0  
**Market Value:** 128,400  
**MRA Value:** 122,500  
**Weighted Estimate:** 128,700

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 2,720  
**Building Value:** 123,490  
**Final Value:** 126,210  
**Prior Value:** 120,200

Sketch by Apex Media™



## OTHER BUILDING IMPROVEMENTS

No.	Link	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	1950			240	64	8	020 X 12	1	3	3					10,190	30	3,060

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,662			
801-Total Basement Area	672			
903-Wood Deck	110		3.00	1986
903-Wood Deck	77		3.00	1986
906-Wood Deck with Roof	160			