

## SNCAMA Property Record Card

Parcel ID: 089-097-36-0-40-10-012.00-0

Quick Ref: R14199

Tax Year: 2025

Run Date: 7/5/2025 12:44:09 AM

## OWNER NAME AND MAILING ADDRESS

GIBBS. MARK J

1430 SW WOODHULL ST UNIT 4861  
TOPEKA, KS 66604-2577

## PROPERTY SITUS ADDRESS

1032 SW BUCHANAN ST  
Topeka, KS 66604

## 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:** 170.0 170.0 - SW 6TH-HUNTOO  
**Economic Adj. Factor:**  
**Map / Routing:** / 010HD  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

YOUNG'S ADDITION, S36, T11, R15, Lot 358 +,  
BUCHANAN ST LOTS 358-360 YOUNGS ADD  
SECTION 36 TOWNSHIP 11 RANGE 15

Image Date: 08/20/2024

## 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
08/20/2024	12:00 PM	6	P	MAM		
08/14/2023	12:55 PM	6	S	MAM		
08/26/2020	1:11 PM	VI	VI	MAM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM24		Interior Remodel	08/28/2023	IC	

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	1.950	28.950	30.900
Total	1.950	28.950	30.900

## 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		50	150	1.06								79	42.00	42.00	10.00	10.00	1.950

Total Market Land Value 1,950

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** 1920 **Est:**  
**Eff Year:**  
**MS Style:** 5-1 1/2 Story Finished  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,144  
**Main Floor Living Area:** 712  
**Upper Floor Living Area Pct:** 60.67  
**CDU:** FR-  
**CDU Reason:**  
**Phys/Func/Econ:** AV- / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 09-Old Style  
**Bsmt Type:** 2-Crawl - 2  
**Total Rooms:** 8 **Bedrooms:** 2  
**Family Rooms:** 1  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 155,350  
**Percent Good:** 26  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 40,390  
**Other Improvement RCN:** 8,170  
**Other Improvement Value:** 2,450

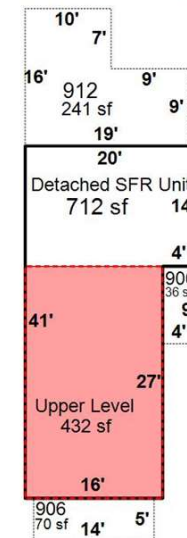
## CALCULATED VALUES

**Cost Land:** 1,950  
**Cost Building:** 42,840  
**Cost Total:** 44,790  
**Income Value:** 0  
**Market Value:** 32,500  
**MRA Value:** 35,500  
**Weighted Estimate:** 32,800

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 1,950  
**Building Value:** 30,500  
**Final Value:** 32,450  
**Prior Value:** 30,900

1032 SW Buchanan St



## 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	152-Residential Garage - Detach	D	1.00	1	1930			180	56	8	18 X 10	1.00	3	3					8,170	30	2,450

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,144			
801-Total Basement Area	280			
906-Wood Deck with Roof	70			
906-Wood Deck with Roof	36			
912-Raised Enclosed Porch, Solid Walls	241			