

SNCAMA Property Record Card

Parcel ID: 089-104-19-0-20-05-003.00-0

Quick Ref: R18691

Tax Year: 2025

Run Date: 5/23/2025 1:59:28 AM

OWNER NAME AND MAILING ADDRESS

ADAMS. KYLIE

1621 NW LYMAN RD
TOPEKA, KS 66608

PROPERTY SITUS ADDRESS

1621 NW LYMAN RD
Topeka, KS 66608

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: 154.1 154.1 - NORTH TOPEKA
Economic Adj. Factor:
Map / Routing: / 0200T
Tax Unit Group: 007-007

TRACT DESCRIPTION

ROCK ISLAND ADDITION, S19, T11, R16, Lot
1635 +, ACRES 0.58, NINTH ST LOTS 1635-
1637-1639-1641-1643-1645-1647 ROCK
ISLAND ADD SECTION 19 TOWNSHIP 11
RANGE 16



Image Date: 08/11/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
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
08/03/2023	10:02 AM	VI	VI	MAM		
06/13/2023	11:25 AM	5	S	MAM		
06/06/2023	7:50 AM	10	SC	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.470	197.500	204.970
Total	7.470	197.500	204.970

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	7.470	191.530	199.000
Total	7.470	191.530	199.000

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		175	140	0.97								84	100.00	62.00	20.00	20.00	7.470

Total Market Land Value 7,470

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1940 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,808
Main Floor Living Area: 1,808
Upper Floor Living Area Pct:
CDU: GD+
CDU Reason:
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel: 2023 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 3-Partial - 3
Total Rooms: 6 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

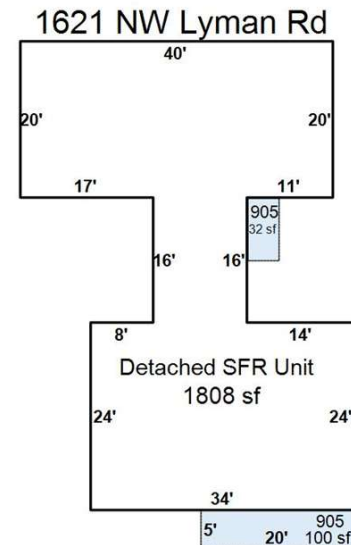
Dwelling RCN: 237,910
Percent Good: 76
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 180,810
Other Improvement RCN: 31,720
Other Improvement Value: 8,560

CALCULATED VALUES

Cost Land: 7,470
Cost Building: 189,370
Cost Total: 196,840
Income Value: 0
Market Value: 209,600
MRA Value: 208,300
Weighted Estimate: 211,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,470
Building Value: 197,500
Final Value: 204,970
Prior Value: 199,000



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	2.00	1	1984			864	120	8	36 X 24	1.00	2	3					31,720	27	8,560

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	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	800			
622-Raised Subfloor	1,008			
722-Carport, Shed Roof	432	2.00		1984
801-Total Basement Area	704			
903-Wood Deck	192	3.00		2023

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	32			
905-Raised Slab Porch with Roof	100			