

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-10-12-006.00-0

Quick Ref: R20804

Tax Year: 2025

Run Date: 7/16/2025 3:57:24 AM

OWNER NAME AND MAILING ADDRESS

APPELHANZ, ADAM J & JENNIFER M

5919 NE SHAFFER RD
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

1030 NE MICHIGAN AVE
Topeka, KS 66616

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: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

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:



Image Date: 09/01/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/29/2023	9:25 AM	VI	VI	MAM		
03/17/2023	11:45 AM	6	S	MAM		
09/05/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4,700	94,700	99,400
Total	4,700	94,700	99,400

Not Yet Available

TRACT DESCRIPTION

JENKIN W MORRIS, S28, T11, R16, Lot 272 +,
MICHIGAN AVE LOTS 272-274 J W MORRIS
ADD SECTION 28 TOWNSHIP 11 RANGE 16

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			50	127	0.99								30	50.00	95.00	20.00	20.00	4,700

Total Market Land Value 4,700

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One 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:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 139,440
Percent Good: 70
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 97,610
Other Improvement RCN: 1,340
Other Improvement Value: 470

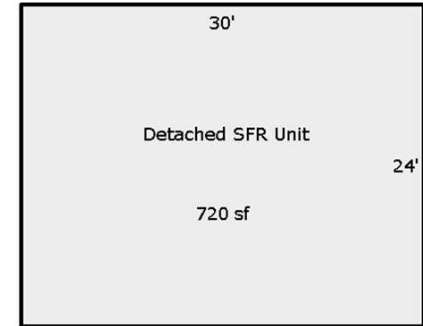
CALCULATED VALUES

Cost Land: 4,700
Cost Building: 98,080
Cost Total: 102,780
Income Value: 0
Market Value: 110,000
MRA Value: 106,700
Weighted Estimate: 111,600

FINAL VALUES

Value Method: IDXVAL
Land Value: 4,700
Building Value: 97,680
Final Value: 102,380
Prior Value: 99,400

0891082801012006000
 1030 NE MICHIGAN AVE



Sketch by Apex Medina™

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		133-Prefabricated Storage Shec	S	1.00	1	1970			84	40	8	6 X 14	1.00	3	3					1,340	35	470

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	720			
801-Total Basement Area	720			
803-Partition Finish Area	528			