

SNCAMA Property Record Card

Parcel ID: 089-108-33-0-20-01-010.00-0

Quick Ref: R22375

Tax Year: 2025

Run Date: 6/24/2025 12:12:40 AM

OWNER NAME AND MAILING ADDRESS

SALSBURY, GINA & BRIAN J & GIBSON, S

320 NE SUMNER ST
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

320 NE SUMNER ST
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: R1
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
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: 08/11/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/09/2023	10:06 AM	VI	VI	MAM		
03/05/2020	10:40 AM	1	S	MAM	BRIAN SALSBURY	1
08/29/2018	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

Not Yet Available

Cls	Land	Building	Total
R	5.130	111.270	116.400
Total	5.130	111.270	116.400

TRACT DESCRIPTION

LESLIE JOHNSON , Lot 39 , LOT 39 LESLIE
JOHNSONS ADD SECTION 33 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	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		57	148	1.05								30	50.00	95.00	20.00	20.00	5.130

Total Market Land Value 5,130

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 1955 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,196

Main Floor Living Area: 1,196

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: 02-Ranch

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 205,630

Percent Good: 60

Mkt Adj: 100 Eco Adj: 100

Building Value: 123,380

Other Improvement RCN: 16,550

Other Improvement Value: 3,480

CALCULATED VALUES

Cost Land: 5,130

Cost Building: 126,860

Cost Total: 131,990

Income Value: 0

Market Value: 122,000

MRA Value: 120,700

Weighted Estimate: 121,300

FINAL VALUES

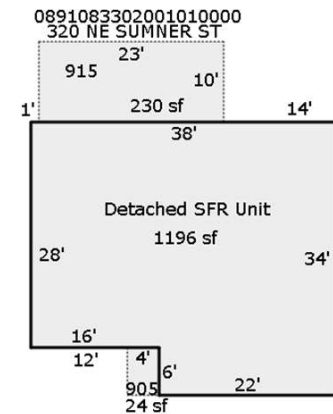
Value Method: IDXVAL

Land Value: 5,130

Building Value: 114,760

Final Value: 119,890

Prior Value: 116,400



Sketch by Apex Medina™

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	1955			528	92	8	024 X 22	1	2	3					16,550	21	3,480

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,196			
801-Total Basement Area	1,196			
802-Minimal Finish Area	744			
901-Open Slab Porch	72	2.00		1955
905-Raised Slab Porch with Roof	24			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
908-Enclosed Porch, Knee Walls w/Glass	230		1.00	