

SNCAMA Property Record Card

Parcel ID: 089-109-30-0-30-17-015.00-0

Quick Ref: R25197

Tax Year: 2025

Run Date: 7/7/2024 8:09:37 PM

**OWNER NAME AND MAILING ADDRESS**

BPSH1 LLC  
4050 PENNSYLVANIA AVE  
KANSAS CITY, MO 64111

**PROPERTY SITUS ADDRESS**

223 SW FILLMORE ST  
Topeka, KS 66606

**LAND BASED CLASSIFICATION SYSTEM**

**Function:** 1180 Dwelling conver **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:** 2  
**Zoning:** R2  
**Neighborhood:** 170.3 170.3 - NW CRANE-6TH. ,  
**Economic Adj. Factor:**  
**Map / Routina:** / 020  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

S30 , T11 , R16 , 30 11 16 BEG ON W/L OF  
FILLMORE ST 167.4 FT N/LY FROM NW COR  
OF 3RD & FILLMORE STS TH W/LY AT R/A 150  
FT S/LY 37 1/2 FT E/LY 150 FT N/LY 37



R25197\_AA 09/18/2023

Image Date: 09/19/2023

**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
09/18/2023	2:20 PM	6	S	MAM		
10/12/2021	12:40 PM	10	R	MAM		
06/24/2020	11:47 AM	VI	VI	MAM		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	2.810	143.490	146.300
<b>Total</b>	2.810	143.490	146.300

**2024 APPRAISED VALUE**

Cls	Land	Building	Total
R	2.810	143.490	146.300
<b>Total</b>	2.810	143.490	146.300

**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		38	150	1.06								4	42.00	64.00	10.00	10.00	2.810

Total Market Land Value 2,810

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 1904 Est: Yes  
 Eff Year:  
 MS Style: 8-2 1/2 Story Unfinished  
 LBCSstruct: 1305-Dwelling converted to apa  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,248  
 Main Floor Living Area: 1,124  
 Upper Floor Living Area Pct: 100.00  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: VG+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel: 2023 /  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 16-Conversion  
 Bsmt Type: 2-Crawl - 2  
 Total Rooms: 7 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap:  
 Foundation: Stone - 4

**IMPROVEMENT COST SUMMARY**

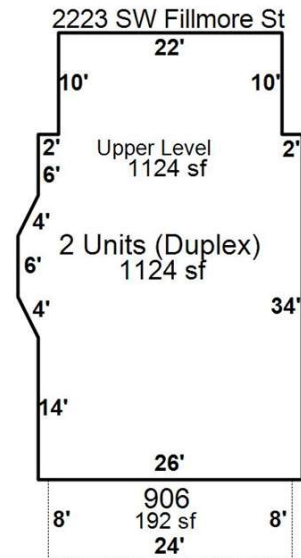
Dwelling RCN: 284,220  
 Percent Good: 56  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 159,160  
 Other Improvement RCN: 10,980  
 Other Improvement Value: 3,180

**CALCULATED VALUES**

Cost Land: 2,810  
 Cost Building: 162,340  
 Cost Total: 165,150  
 Income Value: 0  
 Market Value: 151,500  
 MRA Value: 153,300  
 Weighted Estimate: 146,300

**FINAL VALUES**

Value Method: WEIGHTED  
 Land Value: 2,810  
 Building Value: 143,490  
 Final Value: 146,300  
 Prior Value: 146,300



**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	C	1.00	1	1910			216	60	8	18 X 12	1.00	3	2					10,980	29	3,180

**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	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,248			
906-Wood Deck with Roof	192			