

SNCAMA Property Record Card

Parcel ID: 089-109-31-0-20-19-005.00-0

Quick Ref: R25937

Tax Year: 2025

Run Date: 7/2/2024 7:13:52 PM

OWNER NAME AND MAILING ADDRESS

A PLUS INVESTMENTS LLC

7015 SW 10TH AVE
TOPEKA, KS 66615

PROPERTY SITUS ADDRESS

617 SW 5TH ST
Topeka, KS 66603

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: M1a
Neighborhood: 170.3 170.3 - NW CRANE-6TH. ,
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

ORIGINAL TOWN, S31, T11, R16, Lot 146 +,
POLK ST W 40 FT OF E 105 1/2 FT OF LOTS
146-148-150 & W 40 FT E OF E 105 1/2 OF N 1/2
OF LOT 152 SECTION 31 TOWNSHIP 11 RANGE
16



Image Date: 06/15/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Street - 3
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
06/14/2021	3:10 PM	5	S	MAM		
08/13/2020	10:02 AM	5	S	JGW		
08/04/2020	10:36 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0085	15,000	Interior Remodel	04/01/2008	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.240	109.030	111.270
Total	2.240	109.030	111.270

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.240	109.030	111.270
Total	2.240	109.030	111.270

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		40	88	0.84								4	42.00	64.00	10.00	10.00	2,240

Total Market Land Value 2,240

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1905 Est: Yes
 Eff Year:
 MS Style: 2-Two Story
 LBCSstruct: 1305-Dwelling converted to apa
 No. of Units:
 Total Living Area:
 Calculated Area: 2,548
 Main Floor Living Area: 1,274
 Upper Floor Living Area Pct: 100.00
 CDU: AV-
 CDU Reason:
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel: 2021 /
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Conversion
 Bsmt Type: 4-Full - 4
 Total Rooms: 10 Bedrooms: 4
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

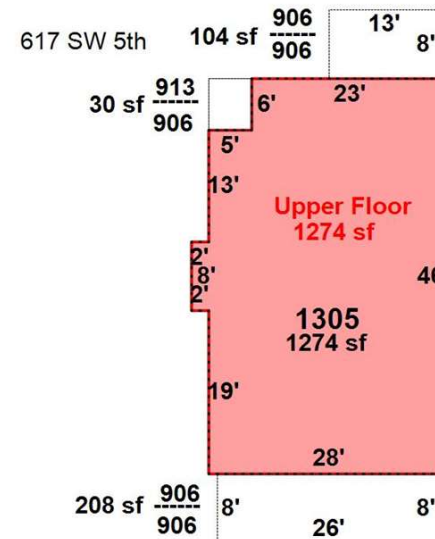
Dwelling RCN: 350,630
 Percent Good: 42
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 147,260
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 2,240
 Cost Building: 147,260
 Cost Total: 149,500
 Income Value: 0
 Market Value: 115,000
 MRA Value: 118,000
 Weighted Estimate: 113,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 2,240
 Building Value: 109,030
 Final Value: 111,270
 Prior Value: 111,270



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	2			
622-Raised Subfloor	2,548			
801-Total Basement Area	1,258			
906-Wood Deck with Roof	208			
906-Wood Deck with Roof	208			
906-Wood Deck with Roof	30			
906-Wood Deck with Roof	104			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
913-Enclosed Wood Deck, Screened Walls	104			
913-Enclosed Wood Deck, Screened Walls	30			