

## SNCAMA Property Record Card

Parcel ID: 089-133-05-0-30-09-001.00-0

Quick Ref: R32351

Tax Year: 2025

Run Date: 7/16/2025 6:18:57 AM

## OWNER NAME AND MAILING ADDRESS

RAKISITS. CLAUDINE N

1801 SE MASSACHUSETTS AVE  
TOPEKA, KS 66607

## PROPERTY SITUS ADDRESS

1801 SE MASSACHUSETTS AVE  
Topeka, KS 66607

## 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:** M2  
**Neighborhood:** 131.2 131.2 - SE 15TH-21ST / A/  
**Economic Adj. Factor:**  
**Map / Routing:** H11 / 000RS  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

SOUTHEAST HEIGHTS REPLAT , Lot 20 ,  
MASSACHUSETTS AVE LOT 20 SOUTHEAST  
HGTS SUB REPLAT SECTION 05 TOWNSHIP 12  
RANGE 16



Image Date: 09/04/2024

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**Fronting:** Dead End - 7  
**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
08/21/2024	2:10 PM	VI	VI	EMA		
08/21/2024	2:10 PM	8	QC	SJN		
10/20/2022	9:10 AM	5	S	JGW		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0032	10,000	Garage	03/03/2003	C	100

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2,230	122,960	125,190
<b>Total</b>	<b>2,230</b>	<b>122,960</b>	<b>125,190</b>

Not Yet Available

## 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	3-Irregular Lot - 3			60	110	0.93								23	50.00	45.00	15.00	15.00	2,230

Total Market Land Value 2,230

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** **Est:** Yes  
**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:** FR  
**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

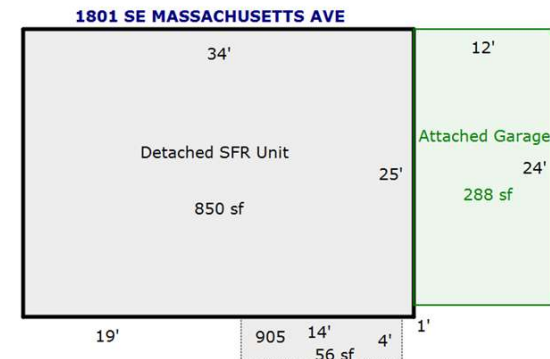
**Dwelling RCN:** 170,790  
**Percent Good:** 56  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 95,640  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 2,230  
**Cost Building:** 95,640  
**Cost Total:** 97,870  
**Income Value:** 0  
**Market Value:** 135,300  
**MRA Value:** 135,100  
**Weighted Estimate:** 137,900

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 2,230  
**Building Value:** 127,970  
**Final Value:** 130,200  
**Prior Value:** 125,190



Sketch by Apex Media™

## 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	850			
701-Attached Garage	288			
801-Total Basement Area	850			
803-Partition Finish Area	550			
905-Raised Slab Porch with Roof	56			