

SNCAMA Property Record Card

Parcel ID: 089-133-06-0-20-22-005.00-0

Quick Ref: R33478

Tax Year: 2025

Run Date: 7/7/2024 8:06:28 PM

OWNER NAME AND MAILING ADDRESS

KCP ENTERPRISES LLC

3514 CLINTON PKWY STE A405
LAWRENCE, KS 66047

PROPERTY SITUS ADDRESS

1504 SW POLK ST
Topeka, KS 66612
1506 SW POLK ST

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: 4
Zoning: R2
Neighborhood: 130.1 130.1 - HUNTOON-17TH.
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

DOUTHITT PLACE, S06, T12, R16, Lot 28 +,
POLK ST S 15 FT LOT 28-ALL LOT 30 & N 5 FT
LOT 32 DOUTHITT PLACE ADD SECTION 06
TOWNSHIP 12 RANGE 16



Image Date: 03/21/2023

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
03/20/2023	10:40 AM	4	S	MAM	TENANT	2
12/07/2020	9:45 AM	5	S	MAM		
07/14/2020	1:05 PM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T2000	0	Fire Damage	10/06/1999	C	

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.230	97.670	99.900
Total	2.230	97.670	99.900

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.230	97.670	99.900
Total	2.230	97.670	99.900

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		45	162	1.09								49	50.00	42.00	10.00	10.00	2.230

Total Market Land Value 2,230

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1900 Est: Yes
 Eff Year:
 MS Style: 2-Two Story
 LBCSstruct: 1305-Dwelling converted to apa
 No. of Units:
 Total Living Area:
 Calculated Area: 2,888
 Main Floor Living Area: 1,444
 Upper Floor Living Area Pct: 100.00
 CDU: AV-
 CDU Reason:
 Phys/Func/Econ: AV+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Conversion
 Bsmt Type: 4-Full - 4
 Total Rooms: 12 Bedrooms: 4
 Family Rooms:
 Full Baths: 4 Half Baths:
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 361,420
 Percent Good: 42
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 151,790
 Other Improvement RCN: 21,820
 Other Improvement Value: 4,580

CALCULATED VALUES

Cost Land: 2,230
 Cost Building: 156,370
 Cost Total: 158,600
 Income Value: 0
 Market Value: 99,900
 MRA Value: 102,000
 Weighted Estimate: 100,200

FINAL VALUES

Value Method: MKT
 Land Value: 2,230
 Building Value: 97,670
 Final Value: 99,900
 Prior Value: 99,900

1504/1506 SW Polk St



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cl	RCN	%Gd	Value
1	152-Residential Garage - Detac	D	2.00	1	1930			504	92	8	028 X 18	1	2	3					21,820	21	4,580

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	20			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,888			
642-Single 2-Story Fireplace	2			
801-Total Basement Area	1,444			
906-Wood Deck with Roof	240			