

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-10-18-003.00-0

Quick Ref: R34948

Tax Year: 2025

Run Date: 7/16/2025 3:54:18 AM

OWNER NAME AND MAILING ADDRESS

RUIZ. PEDRO

1535 SW HARRISON ST
TOPEKA, KS 66612

PROPERTY SITUS ADDRESS

1415 SE LOTT ST
Topeka, KS 66605

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: R2
Neighborhood: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: I12 /
Tax Unit Group: 001-001



Image Date: 08/07/2024

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/31/2024	10:37 AM	VI	VI	EMA		
07/31/2024	10:37 AM	8	QC	MAM		
11/03/2023	2:15 PM	5	P	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
BKA22	1	Interior/Exterior Remodel	02/25/2021	C	100
T0321	8,435	Garage	09/01/1994	C	100
T0446	552	Convert Garage to Living space	10/01/1992	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	2.910	43.650	46.560
Total	2.910	43.650	46.560

TRACT DESCRIPTION

SHAWNEE HEIGHTS, S08, T12, R16, Lot 39 +,
LOTT ST LOTS 39-41-43 SHAWNEE HEIGHTS
ADD SECTION 08 TOWNSHIP 12 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	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	1-Regular Lot - 1			75	140	0.97								9	75.00	40.00	15.00	15.00	2,910

Total Market Land Value 2,910

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-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: AV- / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 3-Partial - 3
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

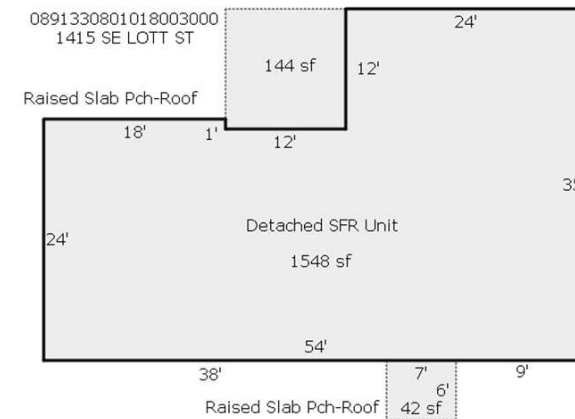
Dwelling RCN: 196,590
Percent Good: 52
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 102,220
Other Improvement RCN: 15,500
Other Improvement Value: 7,280

CALCULATED VALUES

Cost Land: 2,910
Cost Building: 109,500
Cost Total: 112,410
Income Value: 0
Market Value: 76,200
MRA Value: 74,000
Weighted Estimate: 72,400

FINAL VALUES

Value Method: WEIGHTED
Land Value: 2,910
Building Value: 69,490
Final Value: 72,400
Prior Value: 46,560



Sketch by Apex Medina™

OTHER BUILDING IMPROVEMENTS

No.	Link	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	1994			480	88	8	024 X 20	1	3	3					15,500	47	7,280

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,548			
801-Total Basement Area	582			
905-Raised Slab Porch with Roof	144			
905-Raised Slab Porch with Roof	42			