

SNCAMA Property Record Card

Parcel ID: 089-134-17-0-10-02-029.00-0

Quick Ref: R36488

Tax Year: 2025

Run Date: 6/24/2025 12:59:51 AM

OWNER NAME AND MAILING ADDRESS

ZANOVA PROPERTIES LLC

933 SE SHADDEN RD
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

3005 SE IOWA AVE
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: R1
Neighborhood: 143.0 143.0 - SE 29TH-33RD/VII
Economic Adj. Factor:
Map / Routing: K12 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

HEARTHSTONE ADDITION, S17, T12, R16,
BLOCK 2, Lot 10, PT LT 10, BLK 2, POB NE COR,
SWLY 75, NW 60(S), N 97(S), SELY 130(S) TO
POB SECTION 17 TOWNSHIP 12 RANGE 16



Image Date: 09/04/2024

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
08/23/2024	9:56 AM	VI	VI	EMA		
08/23/2024	9:56 AM	8	QC	TKS		
05/21/2024	12:50 PM	5	S	EMA		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	5.130	71.720	76.850
Total	5.130	71.720	76.850

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	3-Irregular Lot - 3		88	107	0.92								57	75.00	70.00	25.00	25.00	5.130

Total Market Land Value 5,130

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1958 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 748
Main Floor Living Area: 748
Upper Floor Living Area Pct:
CDU: AV
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: 2-Crawl - 2
Total Rooms: 5 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

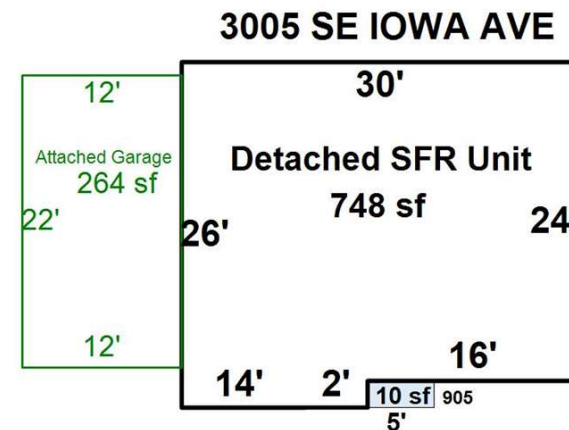
Dwelling RCN: 107,570
Percent Good: 71
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 76,380
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,130
Cost Building: 76,380
Cost Total: 81,510
Income Value: 0
Market Value: 84,200
MRA Value: 83,700
Weighted Estimate: 83,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,130
Building Value: 74,790
Final Value: 79,920
Prior Value: 76,850



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	748			
701-Attached Garage	264			
905-Raised Slab Porch with Roof	10		1.00	