

SNCAMA Property Record Card

Parcel ID: 089-135-16-0-20-03-018.00-0

Quick Ref: R40585

Tax Year: 2025

Run Date: 9/4/2025 1:36:37 PM

OWNER NAME AND MAILING ADDRESS

ALEXANDER. CHRISTINE & ESQUEDA. JE

2222 SE TURNPIKE AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2022 SE TURNPIKE 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: 144.0 144.0 - SE25TH-TURNPIK
Economic Adj. Factor:
Map / Routing: / 025
Tax Unit Group: 001-001

TRACT DESCRIPTION

MULLINIX SUB # 2 , BLOCK A , Lot 20 ,
TURNPIKE AVE BLK A LOT 20 MULLINIX SUB
#2 SECTION 16 TOWNSHIP 12 RANGE 16



Image Date: 09/12/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
09/05/2024	10:01 AM	VI	VI	EMA		
09/05/2024	10:01 AM	8	QC	SJN		
09/10/2019	9:31 AM	VI	VI	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MJV18	1	Interior Remodel	01/26/2017	C	100
88805	6,000	Interior Remodel	06/29/1988	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	5.920	127.920	133.840
Total	5.920	127.920	133.840

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			80	130	0.94								29	100.00	65.00	10.00	10.00	5.920

Total Market Land Value 5,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1978 **Est:** Yes
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,684
Main Floor Living Area: 1,204
Upper Floor Living Area Pct: 39.86
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: 04-Conventional
Bsmt Type: 3-Partial - 3
Total Rooms: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 2 **Half Baths:** 1
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

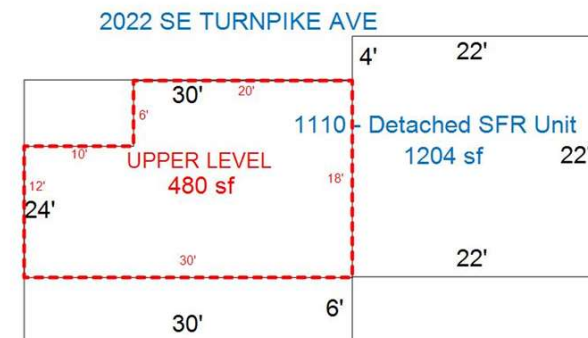
Dwelling RCN: 216,690
Percent Good: 69
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 149,520
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,920
Cost Building: 149,520
Cost Total: 155,440
Income Value: 0
Market Value: 163,700
MRA Value: 164,200
Weighted Estimate: 164,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,920
Building Value: 133,270
Final Value: 139,190
Prior Value: 133,840



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,684			
801-Total Basement Area	720			
802-Minimal Finish Area	550			
903-Wood Deck	100	2.00		