

SNCAMA Property Record Card

Parcel ID: 089-139-31-0-00-01-036.00-0

Quick Ref: R43277

Tax Year: 2025

Run Date: 7/5/2024 9:47:23 AM

OWNER NAME AND MAILING ADDRESS

PAINE, CORY & CHARLES

5809 SE LAKE DR
TOPEKA, KS 66619

PROPERTY SITUS ADDRESS

5809 SE LAKE DR
Topeka, KS 66619

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



Image Date: 11/06/2023

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: RR1
Neighborhood: 394.0 394.0 - S US 75-GLICK, S'
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 658-658

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:

TRACT DESCRIPTION

PAULINE TOWN, Lot 27, LAKE DRIVE LOT 27
PAULINE SUB SECTION 31 TOWNSHIP 12
RANGE 16

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/03/2023	10:50 AM	5	S	TKS		
09/14/2022	11:45 AM	VI	VI	TKS		
09/17/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFA-16-0059	5,000	Patio or Deck	10/07/2016	C	100
TKS10	1	Garage	10/04/2010	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	6.870	162.130	169.000
Total	6.870	162.130	169.000

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	6.870	162.130	169.000
Total	6.870	162.130	169.000

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		110	72	0.77	5	50						38	65.00	240.00	50.00	50.00	6.870

Total Market Land Value 6,870

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1950 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,940
 Main Floor Living Area: 1,576
 Upper Floor Living Area Pct: 23.10
 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: 02-Ranch
 Bsmt Type: 2-Crawl - 2
 Total Rooms: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths: 1
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

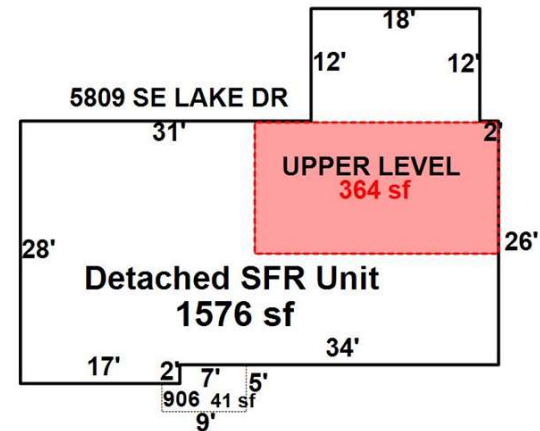
Dwelling RCN: 235,230
 Percent Good: 64
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 150,550
 Other Improvement RCN: 16,760
 Other Improvement Value: 8,640

CALCULATED VALUES

Cost Land: 6,870
 Cost Building: 159,190
 Cost Total: 166,060
 Income Value: 0
 Market Value: 169,000
 MRA Value: 161,600
 Weighted Estimate: 170,400

FINAL VALUES

Value Method: MKT
 Land Value: 6,870
 Building Value: 162,130
 Final Value: 169,000
 Prior Value: 169,000



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	2005			240	64	8	20 X 12	1	3	3					10,190	63	6,420
2	133-Prefabricated Storage Shed	D	2.00	1	1975			160		8		1	3						4,420	35	1,550
3	133-Prefabricated Storage Shed	D	1.00	1	1975			81		8		1	2						2,160	31	670

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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,940			
648-Direct-Vented, Gas	1			
901-Open Slab Porch	96		3.00	1950

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	90			
906-Wood Deck with Roof	41		1.00	