

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-08-016.00-0

Quick Ref: R43469

Tax Year: 2025

Run Date: 4/11/2026 7:07:09 AM

OWNER NAME AND MAILING ADDRESS

BRIDAR LLC 50 %  
 CULTIVATE PROPERTIES LLC 50 %

3500 SW 15TH ST  
 TOPEKA, KS 66604-2546

PROPERTY SITUS ADDRESS

1321 SW LINCOLN ST  
 Topeka, KS 66604

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



R43469\_AA 11/17/2022

Image Date: 11/17/2022

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R  
 Living Units: 1  
 Zoning: R2  
 Neighborhood: 130.1 130.1 - HUNTOON-17TH.  
 Economic Adj. Factor:  
 Map / Routing: / 020  
 Tax Unit Group: 001-001

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:

TRACT DESCRIPTION

THROOP'S 2ND ADDITION, S01, T12, R15, Lot 553 +, LINCOLN ST S 1/2 LOT 553-ALL 555 THROOPS 2ND ADD SECTION 01 TOWNSHIP 12 RANGE 15

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/17/2022	9:30 AM	5	S	MAM		
05/23/2022	10:45 AM	1	S	MAM	DAVID ARAMBULA	1
08/05/2021	11:40 AM	6	P	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM23		Interior/Exterior Remodel	05/23/2022	C	100
MAM22		Interior/Exterior Remodel	04/01/2021	IC	
99000	1	Interior Remodel	06/23/1998	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.980	90.010	91.990
<b>Total</b>	<b>1.980</b>	<b>90.010</b>	<b>91.990</b>

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1.980	83.990	85.970
<b>Total</b>	<b>1.980</b>	<b>83.990</b>	<b>85.970</b>

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			38	130	1.00								49	50.00	42.00	10.00	10.00	1.980

Total Market Land Value 1,980

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 1910 Est: Yes  
 Eff Year: Link:  
 MS Style: 7-2 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,658  
 Main Floor Living Area: 780  
 Upper Floor Living Area Pct: 112.56  
 CDU: FR  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 09-Old Style  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 6 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Brick - 5

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 237,710  
 Percent Good: 46  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 109,340  
 Other Improvement RCN: 12,070  
 Other Improvement Value: 2,540

**CALCULATED VALUES**

Cost Land: 1,980  
 Cost Building: 111,880  
 Cost Total: 113,860  
 Income Value: 0  
 Market Value: 92,800  
 MRA Value: 90,900  
 Weighted Estimate: 95,500

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 1,980  
 Building Value: 90,010  
 Final Value: 91,990  
 Prior Value: 85,970

1321 SW LINCOLN ST



**OTHER BUILDING IMPROVEMENTS**

No.	Link	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	1925			324	72	8	018 X 18	1	2	3					12,070	21	2,540

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		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	1,658			
801-Total Basement Area	780			
904-Slab Porch with Roof	42			
906-Wood Deck with Roof	192			
915-Enclosed Wood Deck, Solid Wall	72			