

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-23-006.00-0

Quick Ref: R44260

Tax Year: 2025

Run Date: 7/16/2025 3:45:10 AM

OWNER NAME AND MAILING ADDRESS

ALFORD, LAURA & MOOG, GUILLAUME

3804 CANONBURY RD
NORMAN, OK 73072-6543

PROPERTY SITUS ADDRESS

1504 SW COLLEGE AVE
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

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R1
Neighborhood: 129.0 129.0 - SW HUNTOON-21
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

COLLEGE HILL SECTION 1 , BLOCK 23 , Lot 66
+ , COLLEGE AVE BLK 23 W 80 FT OF LOTS 66
& 68 COLLEGE HILL ADD SECTION 01
TOWNSHIP 12 RANGE 15



Image Date: 09/03/2021

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
09/01/2021	10:39 AM	VI	VI	SJN		
09/01/2021	10:39 AM	8	QC	JRS		
08/03/2020	2:35 PM	1	S	MDS	BEN	1

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	7,500	111,790	119,290
Total	7,500	111,790	119,290

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			50	80	0.80								25	65.00	150.00	25.00	25.00	7,500

Total Market Land Value 7,500

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: **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:
Main Floor Living Area:
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: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

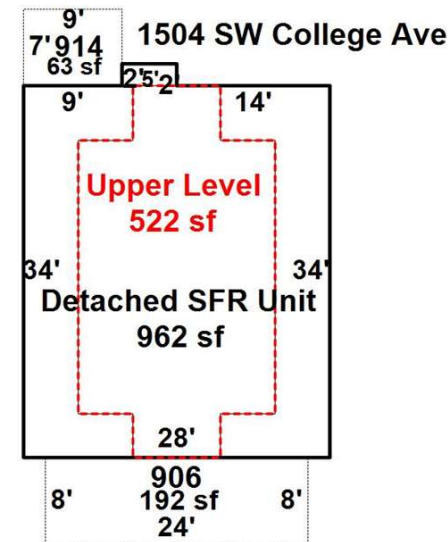
Dwelling RCN: 236,040
Percent Good: 63
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 148,710
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,500
Cost Building: 148,710
Cost Total: 156,210
Income Value: 0
Market Value: 127,900
MRA Value: 132,900
Weighted Estimate: 123,600

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,500
Building Value: 115,370
Final Value: 122,870
Prior Value: 119,290



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,484			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	952			
901-Open Slab Porch	100	3.00		1998
901-Open Slab Porch	80	3.00		2001
903-Wood Deck	90	3.00		1998

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	192			
914-Enclosed Wood Deck, Knee Wall w/Panels	63			