

## SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-27-004.00-0

Quick Ref: R44344

Tax Year: 2025

Run Date: 6/16/2025 10:58:19 PM

## OWNER NAME AND MAILING ADDRESS

SALTI. AHMAD &amp; GINGRICH. MADISON

1616 SW BOSWELL AVE  
TOPEKA, KS 66604

## PROPERTY SITUS ADDRESS

1616 SW BOSWELL 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:** / 000RL  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

COLLEGE HILL SECTION 1, S01, T12, R15,  
BLOCK 27, Lot 20 +, BOSWELL AVE BLK 27  
LOTS 20-22-24 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, 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:**

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/01/2021	2:11 PM	VI	VI	SJN		
09/01/2021	2:11 PM	8	QC	JRS		
11/03/2020	1:10 PM	5	S	SJN		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0337	22,000	Interior Remodel	09/28/2007	C	100

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	10.800	297.620	308.420
<b>Total</b>	10.800	297.620	308.420

Not Yet Available

## 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	1-Regular Lot - 1		75	155	1.08								25	65.00	150.00	25.00	25.00	10.800

Total Market Land Value 10,800

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 4.00-GD

Year Blt: 1920 Est: Yes

Eff Year:

MS Style: 7-2 1/2 Story Finished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 3,266

Main Floor Living Area: 1,312

Upper Floor Living Area Pct: 148.93

CDU: GD

CDU Reason:

Phys/Func/Econ: GD / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

## COMP SALES INFORMATION

Arch Style: 11-Colonial

Bsmnt Type: 4-Full - 4

Total Rooms: 9 Bedrooms: 5

Family Rooms: 1

Full Baths: 2 Half Baths: 1

Garage Cap: 1

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 553,230

Percent Good: 67

Mkt Adj: 100 Eco Adj: 100

Building Value: 370,660

Other Improvement RCN: 20,830

Other Improvement Value: 6,250

## CALCULATED VALUES

Cost Land: 10,800

Cost Building: 376,910

Cost Total: 387,710

Income Value: 0

Market Value: 312,300

MRA Value: 302,200

Weighted Estimate: 310,900

## FINAL VALUES

Value Method: IDXVAL

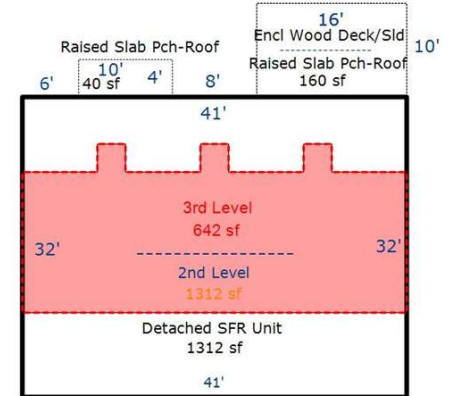
Land Value: 10,800

Building Value: 306,870

Final Value: 317,670

Prior Value: 308,420

## 1616 SW Boswell Ave



## OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	2.00	1	1920			480	88	8	024 X 20	1	3	3					20,830	30	6,250

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
311-Radiators, Hot Water		100		
351-Warmed & Cooled Air				
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	3,266			
642-Single 2-Story Fireplace	1			
801-Total Basement Area	1,312			
905-Raised Slab Porch with Roof	40			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	160			
915-Enclosed Wood Deck, Solid Wall	160			