

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-10-12-003.00-0

Quick Ref: R45132

Tax Year: 2025

Run Date: 7/16/2025 7:50:33 AM

OWNER NAME AND MAILING ADDRESS

ALMOND, HANNAH & SIMPSON, DYLAN J

2711 SW 13TH ST
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

2711 SW 13TH 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

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R2
Neighborhood: 127.1 127.1 - H. WASHBN PL, P
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

HOLLAND WASHBURN PLACE , Lot 33 , LOT
33 HOLLAND WASHBURN PLACE ADD
SECTION 02 TOWNSHIP 12 RANGE 15



Image Date: 12/17/2024

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/16/2024	10:20 AM	LG	S	JRS		
08/24/2020	9:35 AM	VI	VI	JRS		
02/27/2017	10:50 AM	5	S	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	12,590	187,610	200,200
Total	12,590	187,610	200,200

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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			45	115	0.98								31	65.00	210.00	40.00	40.00	12,590

Total Market Land Value 12,590

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-10-12-003.00-0

Quick Ref: R45132

Tax Year: 2025

Run Date: 7/16/2025 7:50:33 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
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: 12-Traditional
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

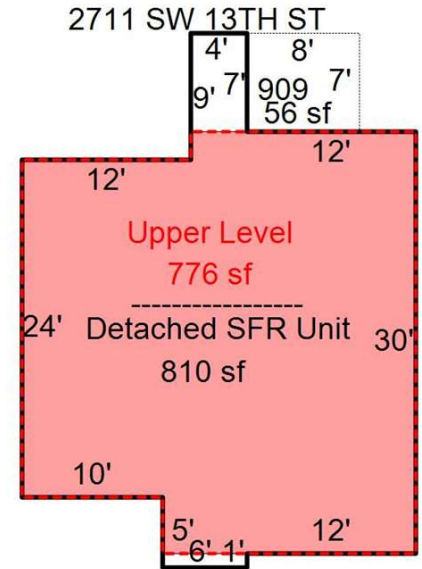
Dwelling RCN: 267,260
Percent Good: 68
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 181,730
Other Improvement RCN: 12,070
Other Improvement Value: 3,620

CALCULATED VALUES

Cost Land: 12,590
Cost Building: 185,350
Cost Total: 197,940
Income Value: 0
Market Value: 230,600
MRA Value: 226,300
Weighted Estimate: 233,200

FINAL VALUES

Value Method: MRA
Land Value: 12,590
Building Value: 213,710
Final Value: 226,300
Prior Value: 200,200



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1938			324	72	8	018 X 18	1	3	3					12,070	30	3,620

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	1,586			
645-Double 2-Story Fireplace	1			
801-Total Basement Area	776			
901-Open Slab Porch	156			
901-Open Slab Porch	360			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	244			
903-Wood Deck	108			
909-Enclosed Porch, Solid Walls	56			