

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-10-20-021.00-0

Quick Ref: R45273

Tax Year: 2025

Run Date: 7/19/2025 12:36:36 AM

OWNER NAME AND MAILING ADDRESS

BOLL, VALERIE L

1 N SCOTDDALE ST
WICHITA, KS 67230

PROPERTY SITUS ADDRESS

1351 SW WAYNE 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: R2
Neighborhood: 129.0 129.0 - SW HUNTOON-21
Economic Adj. Factor:
Map / Routing: G06 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

EUCLID PARK , Lot 81 + , WAYNE WAS
GUTHRIE AVE N 1/2 OF LOT 81 & ALL OF LOTS
83-85 EUCLID PARK ADD SECTION 02
TOWNSHIP 12 RANGE 15



Image Date: 03/03/2022

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
03/01/2022	3:25 PM	5	S	SJN		
10/25/2021	11:20 AM	1	S	SJN	JAK PROPERTIES	1
09/23/2021	10:43 AM	VI	VI	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SJN22	1	Interior/Exterior Remodel	10/25/2021	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	9.510	175.560	185.070
Total	9.510	175.560	185.070

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			63	125	0.98								25	65.00	150.00	25.00	25.00	9.510

Total Market Land Value 9,510

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-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: VG
CDU Reason:
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 3-Partial - 3
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

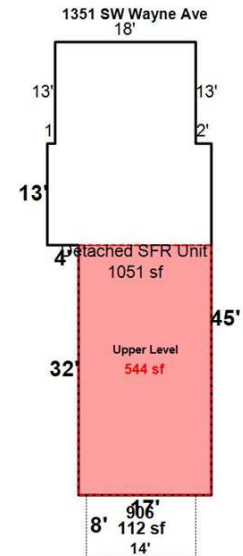
Dwelling RCN: 207,940
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 155,950
Other Improvement RCN: 3,330
Other Improvement Value: 1,030

CALCULATED VALUES

Cost Land: 9,510
Cost Building: 156,980
Cost Total: 166,490
Income Value: 0
Market Value: 195,600
MRA Value: 196,600
Weighted Estimate: 196,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 9,510
Building Value: 181,110
Final Value: 190,620
Prior Value: 185,070



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		133-Prefabricated Storage Shed	D	2.00	1	1930			120	44	8	12 X 10	1.00	2						3,330	31	1,030

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding		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	1,595			
801-Total Basement Area	512			
903-Wood Deck	192			
906-Wood Deck with Roof	112			