

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-40-09-015.00-0

Quick Ref: R46440

Tax Year: 2025

Run Date: 7/16/2025 3:39:07 AM

OWNER NAME AND MAILING ADDRESS

HRABAK. ROBERT J JR & TRUDY J

1821 SW WEBSTER AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1821 SW WEBSTER 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 (W OF MEDFD, S02, T12, R15,
BLOCK 6, Lot 3, BLOCK 6 BEG ON W/L OF
WEBSTER AVE 50 FT S OF N/L OF LOT 3 TH W
135 FT TH S 50 FT TH E 135 FT N 50 FT TO BEG
COLLEGE HILL ADD SECTION 02 TOWNSHIP 12
RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/12/2024	10:10 AM	1	S	SJN	ROBERT	1
07/15/2021	1:37 PM	VI	VI	SJN		
07/15/2021	1:37 PM	8	QC	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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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:

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	11.950	170.130	182.080
Total	11.950	170.130	182.080

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	135	1.02	5	125						25	65.00	150.00	25.00	25.00	11.950

Total Market Land Value 11,950

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-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: GD
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 247,040
Percent Good: 72
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 177,870
Other Improvement RCN: 10,190
Other Improvement Value: 3,060

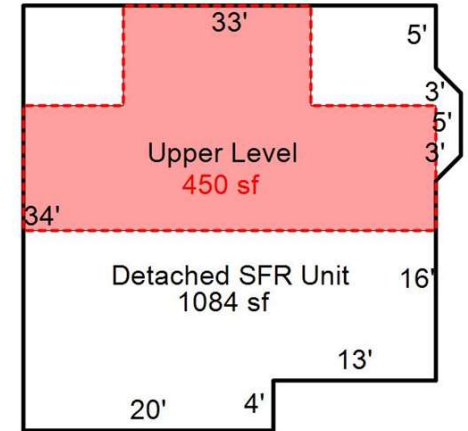
CALCULATED VALUES

Cost Land: 11,950
Cost Building: 180,930
Cost Total: 192,880
Income Value: 0
Market Value: 209,600
MRA Value: 196,400
Weighted Estimate: 214,500

FINAL VALUES

Value Method: WEIGHTED
Land Value: 11,950
Building Value: 202,550
Final Value: 214,500
Prior Value: 182,080

1821 SW Webster Ave



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	1945			240	64	8	020 X 12	1	3	3					10,190	30	3,060

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		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	1,534			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,070			
802-Minimal Finish Area	196			
902-Raised Slab Porch	112		3.00	1996

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
902-Raised Slab Porch	80		3.00	1982
903-Wood Deck	80		3.00	1990