

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-30-05-019.00-0

Quick Ref: R51326

Tax Year: 2025

Run Date: 8/2/2025 4:29:19 AM

OWNER NAME AND MAILING ADDRESS

DOWNING, RYAN K & ROSE M

5822 SW 26TH TER
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

5822 SW 26TH TER
Topeka, KS 66614

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: 115.0 115.0 - SW 23 TER - 29 S
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTPORT SUB A, S09, T12, R15, BLOCK C,
Lot 8 +, W 26TH TERR BLK C EAST 30 FT LOT 8
& WEST 50 FT LOT 9 WESTPORT SUB A
REPLAT BLKS G H I J K L & M OF WESTPORT
SUB NELSON DIVORCE 84- SECTION 09
TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/16/2021	9:58 AM	VI	VI	RBR		
10/22/2019	11:00 AM	LG	S	RBR		
12/02/2016	12:45 PM	5	S	MAM		

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, 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:

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	19.390	240.690	260.080
Total	19.390	240.690	260.080

Not Yet Available

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			80	134	1.01								27	80.00	240.00	50.00	50.00	19.390

Total Market Land Value 19,390

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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: 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: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

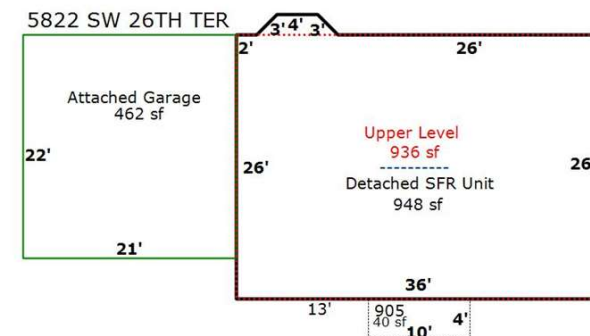
Dwelling RCN: 347,080
Percent Good: 79
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 274,190
Other Improvement RCN: 2,620
Other Improvement Value: 1,600

CALCULATED VALUES

Cost Land: 19,390
Cost Building: 275,790
Cost Total: 295,180
Income Value: 0
Market Value: 279,100
MRA Value: 280,500
Weighted Estimate: 277,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 19,390
Building Value: 245,890
Final Value: 265,280
Prior Value: 260,080



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	2012			80	42	6	10 X 8	1.00	3	3					2,620	61	1,600

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,884			
642-Single 2-Story Fireplace	1			
701-Attached Garage	462			
736-Garage Finish, Attached	462			
801-Total Basement Area	936			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	475			
901-Open Slab Porch	462	3.00		2016
903-Wood Deck	413	3.00		1988
905-Raised Slab Porch with Roof	40			