

## SNCAMA Property Record Card

Parcel ID: 089-142-10-0-10-07-004.00-0

Quick Ref: R52090

Tax Year: 2025

Run Date: 6/13/2025 5:01:28 PM

## OWNER NAME AND MAILING ADDRESS

MARTINEZ. EDWIN U &amp; GUERRERO. ITZE

4608 SW 22ND ST  
TOPEKA, KS 66614

## PROPERTY SITUS ADDRESS

4608 SW 22ND ST  
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:** 120.0 120.0 - SW 21ST-SHUNG,  
**Economic Adj. Factor:**  
**Map / Routing:** I04 / 010  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

MOUNDVIEW ACS RPLT BLK 1, S10, T12, R15,  
Lot 14, WEST 22ND ST E 63.44 FT OF LOT 14  
REPLAT BLK 1 MOUNDVIEW AC ALSO W 21 ST  
ST BLK 1 E 63.44 FT OF S 50 FT LOT 14  
MOUNDVIEW AC SECTION 10 TOWNSHIP 12  
RANGE 15

## MISCELLANEOUS IMPROVEMENT VALUES

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

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/28/2022	12:01 PM	VI	VI	SJN		
07/09/2018	11:30 AM	5	S	MRH		
09/14/2016	9:00 AM	VI	VI	MAM		

## BUILDING PERMITS

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



Image Date: 11/01/2022

## 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

Not Yet Available

Cls	Land	Building	Total
R	9.640	132.040	141.680
<b>Total</b>	9.640	132.040	141.680

## NEW CONSTRUCTION

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

## 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		65	130	0.94								19	75.00	140.00	25.00	25.00	9.640

Total Market Land Value 9,640

# SNCAMA Property Record Card

Parcel ID: 089-142-10-0-10-07-004.00-0

Quick Ref: R52090

Tax Year: 2025

Run Date: 6/13/2025 5:01:28 PM

## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1950 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,124  
**Main Floor Living Area:** 1,124  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**CDU Reason:**  
**Phys/Func/Econ:** AV+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 02-Ranch  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:** 1  
**Garage Cap:** 1  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 198,480  
**Percent Good:** 73  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 144,890  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

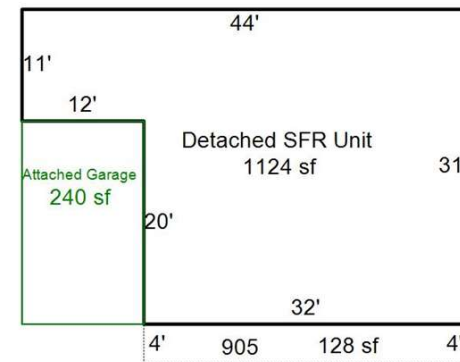
## CALCULATED VALUES

**Cost Land:** 9,640  
**Cost Building:** 144,890  
**Cost Total:** 154,530  
**Income Value:** 0  
**Market Value:** 169,200  
**MRA Value:** 163,800  
**Weighted Estimate:** 169,100

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 9,640  
**Building Value:** 143,370  
**Final Value:** 153,010  
**Prior Value:** 141,680

4608 SW 22ND ST



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		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	1,124			
701-Attached Garage	240			
801-Total Basement Area	1,124			
802-Minimal Finish Area	424			
901-Open Slab Porch	80	3.00	1954	
905-Raised Slab Porch with Roof	128			