

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-10-11-009.00-0

Quick Ref: R52156

Tax Year: 2025

Run Date: 9/19/2024 12:17:21 PM

OWNER NAME AND MAILING ADDRESS

BULLS, REBECCA

2400 SW JAMES ST  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2400 SW JAMES 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

MOUND VIEW ACRES , BLOCK 5 , Lot 7 + , E 113' OF S 49' OF LT 8 & E 113' OF N 51' OF LT 7 BLK 5 SECTION 10 TOWNSHIP 12 RANGE 15



Image Date: 08/16/2023

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 |
|------------|----------|------|--------|-----------|---------|------|
| 08/15/2023 | 12:00 PM | 5    | S      | SJN       |         |      |
| 10/28/2022 | 9:08 AM  | VI   | VI     | SJN       |         |      |
| 09/14/2016 | 9:00 AM  | VI   | VI     | MAM       |         |      |

BUILDING PERMITS

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

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

| Cls          | Land  | Building | Total   |
|--------------|-------|----------|---------|
| R            | 9.680 | 170.120  | 179.800 |
| <b>Total</b> | 9.680 | 170.120  | 179.800 |

MISCELLANEOUS IMPROVEMENT VALUES

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

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 |       | 100    | 113   | 0.87   |      |       |      |       |      |     |     | 19    | 75.00     | 140.00   | 25.00   | 25.00   | 9.680     |

Total Market Land Value 9,680

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1953 Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,304  
 Main Floor Living Area: 1,304  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/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:  
 Garage Cap:  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

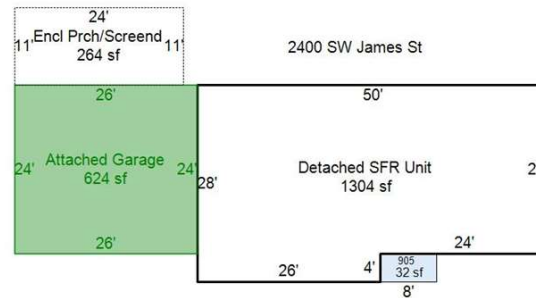
Dwelling RCN: 240,420  
 Percent Good: 71  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 170,700  
 Other Improvement RCN: 2,490  
 Other Improvement Value: 870

CALCULATED VALUES

Cost Land: 9,680  
 Cost Building: 171,570  
 Cost Total: 181,250  
 Income Value: 0  
 Market Value: 178,700  
 MRA Value: 176,800  
 Weighted Estimate: 179,200

FINAL VALUES

Value Method: WEIGHTED  
 Land Value: 9,680  
 Building Value: 170,120  
 Final Value: 179,800  
 Prior Value: 179,800



OTHER BUILDING IMPROVEMENTS

| No. | Occupancy                      | MSCIs | Rank | Qty | Yr Blt | Eff Yr | LBCS | Area | Perim | Hgt | Dimensions | Stories | Phys | Func | Econ | OVR% | Rsn | Clis | RCN   | %Gd | Value |
|-----|--------------------------------|-------|------|-----|--------|--------|------|------|-------|-----|------------|---------|------|------|------|------|-----|------|-------|-----|-------|
| 1   | 133-Prefabricated Storage Shed | D     | 2.00 | 1   | 1982   |        |      | 80   | 36    | 8   | 10 X 8     | 1.00    | 3    |      |      |      |     |      | 2,490 | 35  | 870   |

DWELLING COMPONENTS

| Code                                | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 107-Frame, Siding, Vinyl            |       | 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                 | 1,304 |     |         |      |
| 641-Single 1-Story Fireplace        | 1     |     |         |      |
| 701-Attached Garage                 | 624   |     |         |      |
| 801-Total Basement Area             | 1,024 |     |         |      |
| 802-Minimal Finish Area             | 490   |     |         |      |

DWELLING COMPONENTS

| Code                               | Units | Pct | Quality | Year |
|------------------------------------|-------|-----|---------|------|
| 903-Wood Deck                      | 120   |     |         |      |
| 905-Raised Slab Porch with Roof    | 32    |     |         |      |
| 907-Enclosed Porch, Screened Walls | 264   |     |         |      |