

SNCAMA Property Record Card

Parcel ID: 089-145-15-0-10-01-003.01-2

Quick Ref: R58389

Tax Year: 2025

Run Date: 9/19/2024 12:19:25 PM

OWNER NAME AND MAILING ADDRESS

SUSAN BULLOCK CONSULTING LLC

4011 SW 29TH ST STE 257
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2914 SW LYDIA AVE UNIT 103
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1150 Apartment unit (Sfx: 0
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condomin
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: PUD, M2
Neighborhood: 514.0 514.0 - HUNTINGTON CO
Economic Adj. Factor:
Map / Routing: 103 / 050
Tax Unit Group: 001-001

TRACT DESCRIPTION

COUNTY FAIR EST #2 RP #2, S15, T12, R15, PT
OF SECOND REPLAT OF COUNTY FAIR
ESTATES NO 2 HUNTINGTON CONDOMINIUM
APT 103 FLOOR B MADRID COMPLEX
SECTION 15 TOWNSHIP 12 RANGE 15



Image Date: 09/13/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Private Road - 9
Location: Apt./Condominium Complex - 9
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/12/2023	2:50 PM	5	S	RBR		
09/03/2021	8:37 AM	VI	VI	JGW		
12/13/2018	9:08 AM	5	S	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	4.230	54.270	58.500
Total	4.230	54.270	58.500

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	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
Site	1-Primary Site - 1									4.230.00	Site			0.00	0.00	0.00	0.00	4.230

Total Market Land Value 4,230

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DWELLING INFORMATION

Res Type: 3-Town House
 Quality: 2.67-AV-
 Year Blt: 1969 Est: Yes
 Eff Year:
 MS Style: 19-One Story End Unit
 LBCSstruct: 1160-Condominium / apartment
 No. of Units:
 Total Living Area:
 Calculated Area: 693
 Main Floor Living Area: 693
 Upper Floor Living Area Pct:
 CDU: FR-
 CDU Reason:
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 13-Condo
 Bsmt Type: 1-Slab - 1
 Total Rooms: 3 Bedrooms: 1
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: None - 1

CONDOMINIUM INFORMATION

Condo Level: 1
 Unit Type: 2-Corner - 2
 Condo Amenities:
 Fee Info: 140

IMPROVEMENT COST SUMMARY

Dwelling RCN: 86,630
 Percent Good: 39
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 33,790
 Other Improvement RCN: 0
 Other Improvement Value: 0

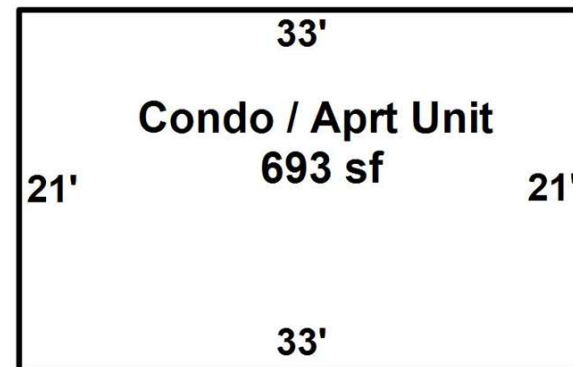
CALCULATED VALUES

Cost Land: 4,230
 Cost Building: 33,790
 Cost Total: 38,020
 Income Value: 0
 Market Value: 58,100
 MRA Value: 58,000
 Weighted Estimate: 58,200

FINAL VALUES

Value Method: MKT
 Land Value: 4,230
 Building Value: 53,870
 Final Value: 58,100
 Prior Value: 58,500

2914 SW LYDIA AVE UNIT 103



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		50		
133-Veneer, Masonry		50		
202-Built-up Rock		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	693			
721-Carport, Flat Roof	180		2.00	1969