

SNCAMA Property Record Card

Parcel ID: 089-145-15-0-10-01-003.16-2

Quick Ref: R58404

Tax Year: 2025

Run Date: 9/19/2024 12:29:06 PM

OWNER NAME AND MAILING ADDRESS

MORA-GONZALEZ, KASSANDRA & GONZ

4516 SW MISTY HARBOR DR
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

2922 SW LYDIA AVE UNIT 126
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1150 Apartment unit (Sfx: 0
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condominium
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: 126 / 050
Tax Unit Group: 001-001



Image Date: 10/12/2023

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
10/10/2023	3:15 PM	5	S	RBR		
09/03/2021	7:56 AM	VI	VI	JGW		
11/08/2018	8:00 AM	10	P	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
18-4216		Roof	08/16/2018	CN	

TRACT DESCRIPTION

COUNTY FAIR EST #2 RP #2, S15, T12, R15, PT OF SECOND REPLAT OF COUNTY FAIR ESTATES 2 HUNTINGTON CONDOMINIUM APT 126 FLOOR A MADRID COMPLEX SECTION 15 TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	4.230	53.670	57.900
Total	4.230	53.670	57.900

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: 675
 Main Floor Living Area: 675
 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: 137

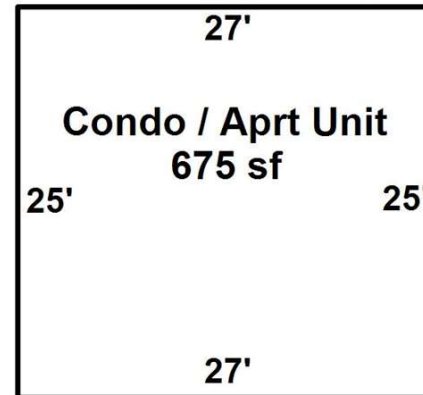
IMPROVEMENT COST SUMMARY

Dwelling RCN: 84,810
 Percent Good: 39
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 33,080
 Other Improvement RCN: 0
 Other Improvement Value: 0
 Cost Land: 4,230
 Cost Building: 33,080
 Cost Total: 37,310
 Income Value: 0
 Market Value: 57,600
 MRA Value: 57,400
 Weighted Estimate: 57,600

FINAL VALUES

Value Method: MKT
 Land Value: 4,230
 Building Value: 53,370
 Final Value: 57,600
 Prior Value: 57,900

2922 SW LYDIA AVE UNIT 126



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	675			
721-Carport, Flat Roof	180		2.00	1969