

SNCAMA Property Record Card

Parcel ID: 089-154-17-0-00-01-008.00-0

Quick Ref: R68196

Tax Year: 2025

Run Date: 6/26/2024 2:57:01 AM

OWNER NAME AND MAILING ADDRESS

HOGUE, WILLIAM C & KATHLEEN J

11345 SW HIGHWAY K4
TOPEKA, KS 66614-9794

PROPERTY SITUS ADDRESS

11349 SW K4 HWY
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: RA1
Neighborhood: 194.0 194.0 - SW RURAL DOVE
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 550-550

TRACT DESCRIPTION

S17 , T12 , R14 , BEG 30 (S) S OF NE COR SW
114, TH S 210(S), E 175, S 725, W 175, N 675 ,
W 300, N 275 (S), E 300 TO POB



Image Date: 07/28/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: Well - 5, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
Location: Neighborhood or Spot - 6
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
07/22/2022	2:55 PM	VI	VI	TKS		
08/10/2017	9:00 AM	VI	VI	TKS		
08/16/2011	10:59 AM	NP	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	32.430	201.860	234.290
Total	32.430	201.860	234.290

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	32.430	201.860	234.290
Total	32.430	201.860	234.290

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
Acre	1-Primary Site - 1	4.77											66	1.00	23,000.00	2,500.00	2,500.00	32,430

Total Market Land Value 32,430

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1959 Est: Yes
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,786
 Main Floor Living Area: 1,786
 Upper Floor Living Area Pct:
 CDU: AV
 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: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

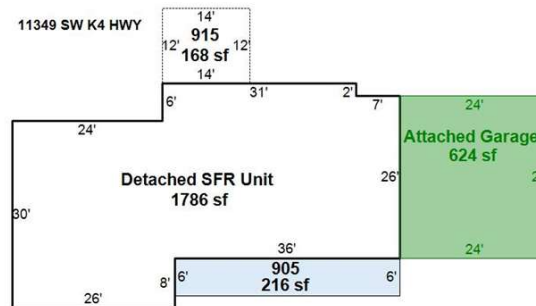
Dwelling RCN: 317,350
 Percent Good: 67
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 212,620
 Other Improvement RCN: 63,500
 Other Improvement Value: 19,640

CALCULATED VALUES

Cost Land: 32,430
 Cost Building: 232,260
 Cost Total: 264,690
 Income Value: 0
 Market Value: 250,100
 MRA Value: 251,800
 Weighted Estimate: 247,500

FINAL VALUES

Value Method: IDXVAL
 Land Value: 32,430
 Building Value: 201,860
 Final Value: 234,290
 Prior Value: 234,290



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	477-Farm Utility Building	P	2.00	1	1984			2,400	200	14	60 X 40	1	3	3					37,820	35	13,240
2	477-Farm Utility Building	P	2.00	1	1984			864	120	14	36 X 24	1	3	3					15,730	35	5,500
3	456-Tool Shed	D	1.00	1	1980			96	40	8	12 X 8	1	1	2					1,910	5	100
4	124-Lean-to, Farm Utility	D	1.00	1	1984			720	144	10	60 X 12	1	3	3					8,040	10	800

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,786			
641-Single 1-Story Fireplace	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
701-Attached Garage	624			
736-Garage Finish, Attached	624			
801-Total Basement Area	1,786			
905-Raised Slab Porch with Roof	216			
915-Enclosed Wood Deck, Solid Wall	168			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	918-Single -Metal on Wood Frame		100				
2	649-No HVAC						
2	918-Single -Metal on Wood Frame		100				
3	910-Single -Wall-Boards on Wood		100				
4	910-Single -Wall-Boards on Wood		100				

