

SNCAMA Property Record Card

Parcel ID: 089-026-13-0-00-01-001.01-0

Quick Ref: R2469

Tax Year: 2026

Run Date: 5/19/2026 10:51:38 PM

OWNER NAME AND MAILING ADDRESS

COUFAL, DAVID CHARLES REVOCABLE 1

1633 NW 78TH ST  
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

1633 NW 78TH ST  
Topeka, KS 66618

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:** 385.0 385.0 - SEAMAN USD345  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 301-301



Image Date: 10/02/2025

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** Public Water - 3, Septic - 6, Gas - 7  
**Access:** Paved Road - 1  
**Fronting:** Secondary Street - 3  
**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
10/02/2025	10:57 AM	VI	VI	KMM		
06/01/2020	10:38 AM	5	S	KMM		
08/22/2019	9:48 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
pp20	1	Patio or Deck	04/18/2019	C	100
C0100	10,000	Garage	03/04/1999	C	100
C0531	136,500	Dwelling	10/02/1995	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	43.200	467.100	510.300
<b>Total</b>	<b>43.200</b>	<b>467.100</b>	<b>510.300</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	40.380	445.620	486.000
<b>Total</b>	<b>40.380</b>	<b>445.620</b>	<b>486.000</b>

TRACT DESCRIPTION

S13 , T10 , R15 , W 1/2 NE 1/4 NE 1/4 NE 1/4 LESS ROW

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	Link	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		5.08											12	1.00	33,000.00	2,500.00	2,500.00	43,200

Total Market Land Value 43,200

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.33-AV+  
**Year Blt:** 1996 **Est:**  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 2,388  
**Main Floor Living Area:** 2,388  
**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:** 15-Walkout Ranch  
**Bsmt Type:** 5-Walkout - 5  
**Total Rooms:** 9 **Bedrooms:** 3  
**Family Rooms:** 1  
**Full Baths:** 4 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

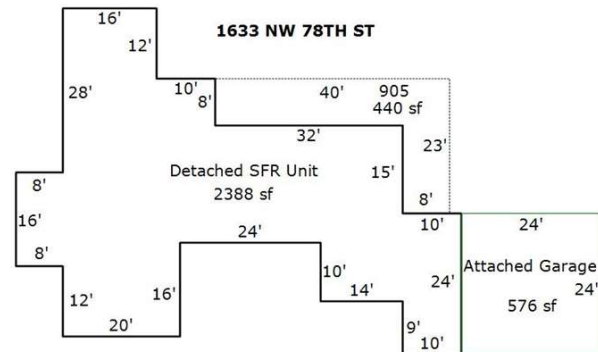
**Dwelling RCN:** 544,360  
**Percent Good:** 87  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 473,590  
**Other Improvement RCN:** 64,610  
**Other Improvement Value:** 6,460

**CALCULATED VALUES**

**Cost Land:** 43,200  
**Cost Building:** 480,050  
**Cost Total:** 523,250  
**Income Value:** 0  
**Market Value:** 508,900  
**MRA Value:** 516,100  
**Weighted Estimate:** 510,000

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 43,200  
**Building Value:** 467,100  
**Final Value:** 510,300  
**Prior Value:** 486,000



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		102-Barn, General Purpose	D	3.00	1	1999			1,600	160	16	40 X 40	1	3	3					64,610	10	6,460

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,388			
641-Single 1-Story Fireplace	1			
701-Attached Garage	576			
736-Garage Finish, Attached	576			
801-Total Basement Area	2,248			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
803-Partition Finish Area	1,700			
901-Open Slab Porch	411		3.00	1996
903-Wood Deck	615		3.00	1996
903-Wood Deck	400			
905-Raised Slab Porch with Roof	440			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	910-Single -Wall-Boards on Wood		100				

