

## SNCAMA Property Record Card

Parcel ID: 089-097-25-0-30-17-019.00-0

Quick Ref: R9186

Tax Year: 2026

Run Date: 7/16/2025 6:27:14 AM

## OWNER NAME AND MAILING ADDRESS

FUNK, JOHN &amp; WALANIA. ALLISON

323 SW CLAY ST  
TOPEKA, KS 66606

## PROPERTY SITUS ADDRESS

121 NW ELMWOOD AVE  
Topeka, KS 66606

## 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:** 168.0 168.0 - NW/SW MACVICA  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

OWN YOUR HOME ADDITION, S25, T11, R15,  
Lot 17 +, ELMWOOD AVE LOTS 17-19 OWN  
YOUR HOME ADD SECTION 25 TOWNSHIP 11  
RANGE 15



Image Date: 11/07/2024

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Alley - 7  
**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
11/06/2024	1:54 PM	5	S	BEJ		
11/06/2024	1:54 PM	8	QC	SJN		
08/17/2021	12:06 PM	VI	VI	SJN		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	6.250	98.750	105.000
<b>Total</b>	<b>6.250</b>	<b>98.750</b>	<b>105.000</b>

## 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
Fron	1-Regular Lot - 1			50	150	1.00								14	50.00	125.00	50.00	50.00	6.250

Total Market Land Value 6,250

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 6-1 1/2 Story Unfinished  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:**  
**Main Floor Living Area:**  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** AV / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 08-Bungalow  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Other - 6

## IMPROVEMENT COST SUMMARY

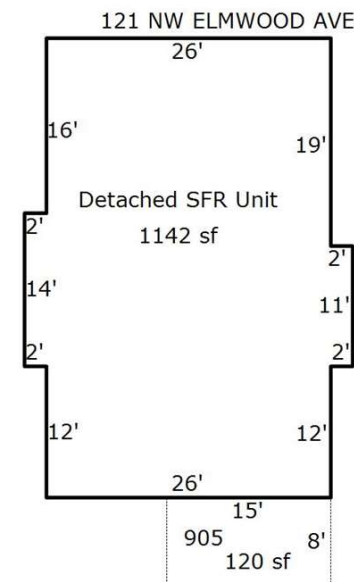
**Dwelling RCN:** 207,540  
**Percent Good:** 62  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 128,670  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 6,250  
**Cost Building:** 128,670  
**Cost Total:** 134,920  
**Income Value:** 0  
**Market Value:** 112,700  
**MRA Value:** 118,400  
**Weighted Estimate:** 111,600

## FINAL VALUES

**Value Method:** OVR  
**Land Value:** 6,250  
**Building Value:** 98,750  
**Final Value:** 105,000  
**Prior Value:** 105,000



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,142			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,092			
805-Basement Garage, Single	1			
901-Open Slab Porch	90	2.00		1990
905-Raised Slab Porch with Roof	120			