

SNCAMA Property Record Card

Parcel ID: 089-097-25-0-30-23-001.00-0

Quick Ref: R9242

Tax Year: 2026

Run Date: 8/3/2025 1:31:17 AM

OWNER NAME AND MAILING ADDRESS

LAWTON. REBEKAH & STICH. MATTHEW

101 SW FRANKLIN AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

101 SW FRANKLIN 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: R2
Neighborhood: 168.0 168.0 - NW/SW MACVICA
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001



Image Date: 12/03/2021

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
12/02/2021	10:00 AM	5	S	SJN		
08/16/2021	12:11 PM	VI	VI	SJN		
08/16/2021	12:11 PM	8	QC	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0238	5,000	Dwelling Addition	07/10/2001	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8.750	175.780	184.530
Total	8.750	175.780	184.530

TRACT DESCRIPTION

S25, T11, R15, BEG AT SW COR OF LAUREL &
STEPHENS STS TH W ON S L OF LAUREL AV
150 FT S AT R/A 100 FT E 150 FT TO WL OF
STEPHENS ST TH N ON W/L R/W 100' TO

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			100	150	1.00								14	50.00	125.00	50.00	50.00	8.750

Total Market Land Value 8,750

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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: 5-1 1/2 Story Finished
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: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 3-Partial - 3
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

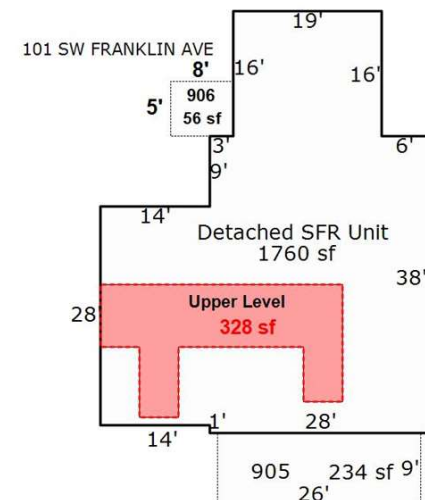
Dwelling RCN: 296,460
Percent Good: 62
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 183,800
Other Improvement RCN: 20,490
Other Improvement Value: 7,330

CALCULATED VALUES

Cost Land: 8,750
Cost Building: 191,130
Cost Total: 199,880
Income Value: 0
Market Value: 178,500
MRA Value: 184,600
Weighted Estimate: 177,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 8,750
Building Value: 181,320
Final Value: 190,070
Prior Value: 184,530



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1984			528	92	8	024 X 22	1	3	3					16,540	36	5,950
2		133-Prefabricated Storage Shed	D	2.00	1	1984			150	50	8	10 X 15	1.00	3						3,950	35	1,380

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,088			
722-Carport, Shed Roof	240			
801-Total Basement Area	900			
901-Open Slab Porch	380		2.00	1998

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	140		3.00	1985
904-Slab Porch with Roof	176			
905-Raised Slab Porch with Roof	234			
906-Wood Deck with Roof	56			