

SNCAMA Property Record Card

Parcel ID: 089-097-25-0-40-18-014.00-0

Quick Ref: R9861

Tax Year: 2026

Run Date: 4/4/2026 6:08:21 PM

OWNER NAME AND MAILING ADDRESS

HOBBS. AVERY S

318 SW ELMWOOD AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

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

TRACT DESCRIPTION

C W POTWIN SUB, S25, T11, R15, Lot 12,
ELMWOOD AVE N 32 1/2 FT OF S 92 1/2 FT OF
LOT 12 C W POTWIN SUB SECTION 25
TOWNSHIP 11 RANGE 15



Image Date: 09/18/2025

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
09/17/2025	10:15 AM	5	S	SJN		
08/17/2021	11:24 AM	VI	VI	SJN		
08/17/2021	11:24 AM	8	QC	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0352	7,800	Garage	03/31/1995	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	5.990	111.610	117.600
Total	5.990	111.610	117.600

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	5.990	76.020	82.010
Total	5.990	76.020	82.010

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			33	205	1.11								14	50.00	125.00	50.00	50.00	5.990

Total Market Land Value 5,990

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1912 Est: Yes
 Eff Year: Link:
 MS Style: 8-2 1/2 Story Unfinished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,244
 Main Floor Living Area: 588
 Upper Floor Living Area Pct: 111.56
 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: 09-Old Style
 Bsmt Type: 4-Full - 4
 Total Rooms: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

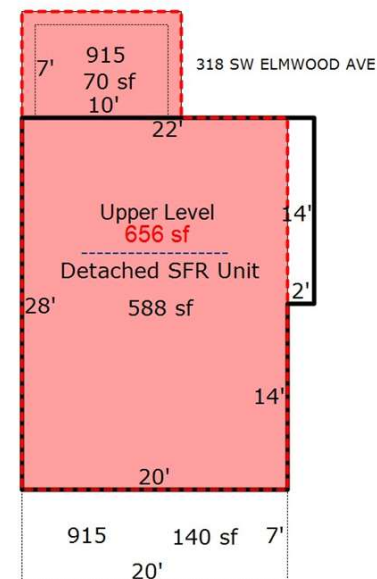
Dwelling RCN: 201,370
 Percent Good: 62
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 124,850
 Other Improvement RCN: 13,490
 Other Improvement Value: 6,340

CALCULATED VALUES

Cost Land: 5,990
 Cost Building: 131,190
 Cost Total: 137,180
 Income Value: 0
 Market Value: 111,200
 MRA Value: 117,600
 Weighted Estimate: 114,600

FINAL VALUES

Value Method: MRA
 Land Value: 5,990
 Building Value: 111,610
 Final Value: 117,600
 Prior Value: 82,010



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		152-Residential Garage - Detach	D	1.00	1	1995			384	80	8	024 X 16	1	3	3					13,490	47	6,340

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,244			
801-Total Basement Area	658			
915-Enclosed Wood Deck, Solid Wall	70			
915-Enclosed Wood Deck, Solid Wall	140			