

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-16-016.00-0

Quick Ref: R10505

Tax Year: 2026

Run Date: 8/14/2025 1:43:44 PM

OWNER NAME AND MAILING ADDRESS

MOODY, KARRIE

2600 SW 8TH AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

2600 SW 8TH 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: 167.1 167.1 - SW GAGE-MACVIL
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

PINEHURST , Lot 6 + , FARMINGTON EST E
53FT OF LOTS 6-7-8 -9 PINEHURST ADD
SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 09/02/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
08/24/2021	1:22 PM	VI	VI	SJN		
08/24/2021	1:22 PM	8	QC	KMM		
06/14/2021	2:15 PM	5	S	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7,340	158,700	166,040
Total	7,340	158,700	166,040

Not Yet Available

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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	3-Irregular Lot - 3			53	102	0.90								91	50.00	160.00	50.00	50.00	7,340

Total Market Land Value 7,340

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-16-016.00-0

Quick Ref: R10505

Tax Year: 2026

Run Date: 8/14/2025 1:43:44 PM

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: GD
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: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

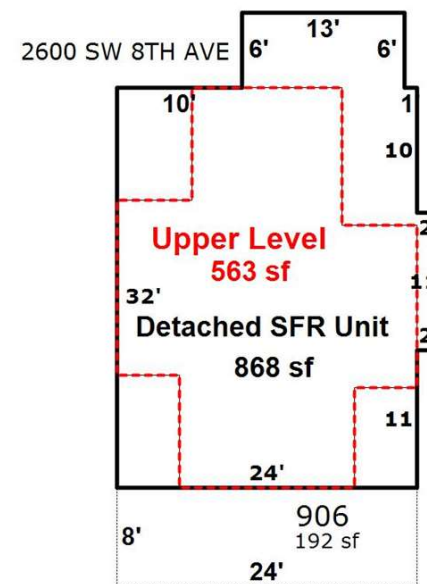
Dwelling RCN: 218,510
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 146,400
Other Improvement RCN: 12,640
Other Improvement Value: 3,790

CALCULATED VALUES

Cost Land: 7,340
Cost Building: 150,190
Cost Total: 157,530
Income Value: 0
Market Value: 167,100
MRA Value: 168,900
Weighted Estimate: 165,900

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,340
Building Value: 163,680
Final Value: 171,020
Prior Value: 166,040



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	2.00	1	1940			216	60	8	018 X 12	1	3	3					12,640	30	3,790

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		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	1,431			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	846			
901-Open Slab Porch	228		3.00	1940
906-Wood Deck with Roof	192			