

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-30-27-008.00-0

Quick Ref: R11830

Tax Year: 2026

Run Date: 7/16/2025 4:00:27 AM

OWNER NAME AND MAILING ADDRESS

BZG REALTY LLC

6016 SW 23RD ST
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1232 SW SALINE ST
Topeka, KS 66604

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: 167.2 167.2 - SW MCALISTER-C
Economic Adj. Factor:
Map / Routing: F05 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTHEIGHTS SUB REPLAT , Lot 33 , SALINE
ST LOT 33 WEST HEIGHTS SUB REPLAT
SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 02/26/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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
02/26/2024	1:45 PM	3	S	EMA	TENANT	2
02/26/2024	1:45 PM	3	QC	SJN	TENANT	2
09/20/2021	12:26 PM	VI	VI	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.010	127.050	136.060
Total	9.010	127.050	136.060

Not Yet Available

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			55	140	1.03								109	60.00	150.00	50.00	50.00	9.010

Total Market Land Value 9,010

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 1-One Story
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

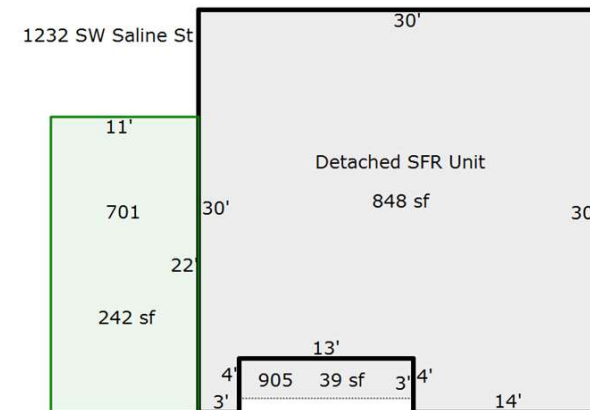
Dwelling RCN: 163,820
Percent Good: 71
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 116,310
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 9,010
Cost Building: 116,310
Cost Total: 125,320
Income Value: 0
Market Value: 138,300
MRA Value: 138,300
Weighted Estimate: 139,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 9,010
Building Value: 131,130
Final Value: 140,140
Prior Value: 136,060



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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	848			
641-Single 1-Story Fireplace	1			
701-Attached Garage	242			
801-Total Basement Area	848			
901-Open Slab Porch	78			
902-Raised Slab Porch	113		3.00	1945

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	192			
905-Raised Slab Porch with Roof	39			