

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-40-32-019.00-0

Quick Ref: R12544

Tax Year: 2026

Run Date: 4/3/2026 4:27:20 PM

OWNER NAME AND MAILING ADDRESS

GAUTHIER. PARIS

1237 SW MACVICAR AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1237 SW MACVICAR AVE
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: R2
Neighborhood: 170.2 170.2 - ELMHURST
Economic Adj. Factor:
Map / Routing: F06 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

WASHBURN PLACE (AMENDED), S35, T11, R15,
Lot 461 +, MACVICAR WAS WASHBURN AVE S
1/2 OF LOT 461 & ALL LOT 463 WASHBURN
PLACE ADD SECTION 35 TOWNSHIP 11 RANGE
15



Image Date: 08/16/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
Fronting: Secondary Street - 3
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
08/15/2023	10:50 AM	3	S	SJN	PARIS	1
10/06/2021	1:47 PM	VI	VI	SJN		
10/06/2021	1:47 PM	8	QC	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7.330	129.640	136.970
Total	7.330	129.640	136.970

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.330	124.370	131.700
Total	7.330	124.370	131.700

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			38	127	0.99								91	50.00	160.00	50.00	50.00	7.330

Total Market Land Value 7,330

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1930 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: 1,263
 Main Floor Living Area: 994
 Upper Floor Living Area Pct: 27.06
 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: 08-Bungalow
 Bsmt Type: 4-Full - 4
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

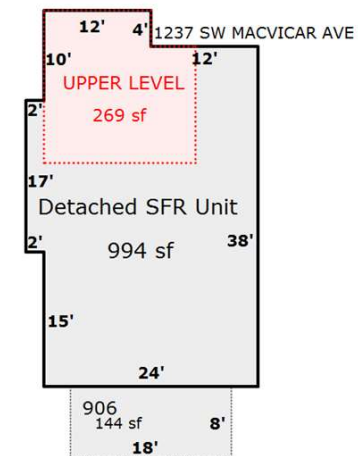
Dwelling RCN: 219,270
 Percent Good: 63
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 138,140
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,330
 Cost Building: 138,140
 Cost Total: 145,470
 Income Value: 0
 Market Value: 135,800
 MRA Value: 137,000
 Weighted Estimate: 133,100

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,330
 Building Value: 129,640
 Final Value: 136,970
 Prior Value: 131,700



Sketch by Apex Media™

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,263			
721-Carport, Flat Roof	336		3.00	2001
801-Total Basement Area	960			
903-Wood Deck	144		3.00	1996
906-Wood Deck with Roof	144			