

## SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-18-021.00-0

Quick Ref: R13745

Tax Year: 2026

Run Date: 7/16/2025 3:46:39 AM

## OWNER NAME AND MAILING ADDRESS

WALNUT ESTATES LLC

1243 SW WAYNE AVE  
TOPEKA, KS 66604

## PROPERTY SITUS ADDRESS

1179 SW GARFIELD 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:** 170.4 170.4 - SW 6TH-12TH, W/  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

ELMHURST , Lot 451 + , GARFIELD AVE S 1/2  
LOT 451-ALL 453 ELMHURST ADD SECTION 36  
TOWNSHIP 11 RANGE 15



Image Date: 12/04/2024

## 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
12/03/2024	2:20 PM	6	P	MAM		
08/15/2024	10:25 AM	11	P	MAM		
10/21/2022	1:45 PM	6	P	MAM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM25		Interior Remodel	02/13/2024	O	
21-4993	8,000	Interior Remodel	08/11/2021	IC	80
MAM22	1	Fire Damage	04/05/2021	C	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	1.940	87.880	89.820
<b>Total</b>	1.940	87.880	89.820

## 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	125	0.98								8	50.00	42.00	10.00	10.00	1.940

Total Market Land Value 1,940

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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:** 2-Two Story  
**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:** AV+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 09-Old Style  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 231,490  
**Percent Good:** 52  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 120,370  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

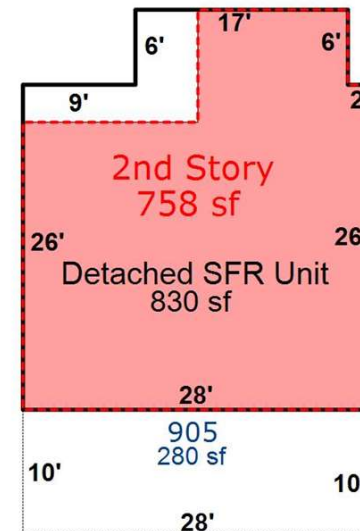
## CALCULATED VALUES

**Cost Land:** 1,940  
**Cost Building:** 120,370  
**Cost Total:** 122,310  
**Income Value:** 0  
**Market Value:** 104,200  
**MRA Value:** 99,200  
**Weighted Estimate:** 102,900

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 1,940  
**Building Value:** 92,370  
**Final Value:** 94,310  
**Prior Value:** 89,820

1179 SW GARFIELD AVE



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
114-Frame, Wood Shingle		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,588			
642-Single 2-Story Fireplace	1			
801-Total Basement Area	728			
901-Open Slab Porch	266		3.00	1970
905-Raised Slab Porch with Roof	280			