

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-21-020.00-0

Quick Ref: R13827

Tax Year: 2026

Run Date: 4/4/2026 3:16:11 PM

OWNER NAME AND MAILING ADDRESS

FOLKERTS PROPERTIES LLC

103 REGENCY CT  
WARNER ROBINS, GA 31088-9230

PROPERTY SITUS ADDRESS

1179 SW BOSWELL 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:** / 000DC  
**Tax Unit Group:** 001-001

TRACT DESCRIPTION

JOHN NORTON'S ADDITION, S36, T11, R15, Lot 449 +, BOSWELL AVE S 1/2 LOT 449 ALL 451 JOHN NORTONS 1ST ADD SECTION 36 TOWNSHIP 11 RANGE 15



Image Date: 09/09/2025

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
09/08/2025	11:04 AM	VI	VI	MAM		
02/25/2025	10:10 AM	5	S	MAM		
10/21/2022	1:15 PM	5	P	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM22		Interior/Exterior Remodel	10/14/2021	C	100
20-1408		Garage Demolition	03/18/2020	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	1.940	103.660	105.600
<b>Total</b>	<b>1.940</b>	<b>103.660</b>	<b>105.600</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.940	107.130	109.070
<b>Total</b>	<b>1.940</b>	<b>107.130</b>	<b>109.070</b>

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:** 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:** 1,308  
**Main Floor Living Area:** 1,128  
**Upper Floor Living Area Pct:** 15.96  
**CDU:** AV-  
**CDU Reason:**  
**Phys/Func/Econ:** AV+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:** 2021 /  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 08-Bungalow  
**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**

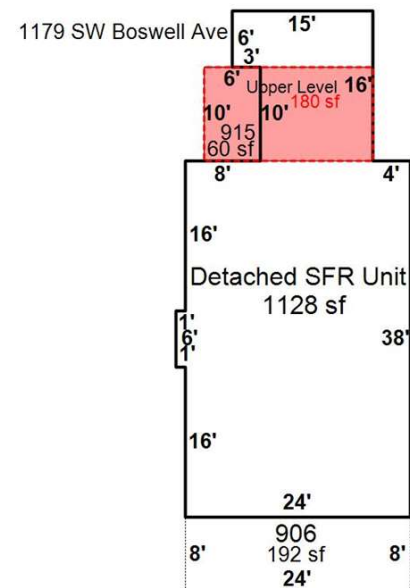
**Dwelling RCN:** 227,500  
**Percent Good:** 53  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 120,570  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 1,940  
**Cost Building:** 120,570  
**Cost Total:** 122,510  
**Income Value:** 0  
**Market Value:** 108,400  
**MRA Value:** 105,600  
**Weighted Estimate:** 108,300

**FINAL VALUES**

**Value Method:** MRA  
**Land Value:** 1,940  
**Building Value:** 103,660  
**Final Value:** 105,600  
**Prior Value:** 109,070



**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	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,308			
801-Total Basement Area	912			
906-Wood Deck with Roof	192			
915-Enclosed Wood Deck, Solid Wall	60			