

SNCAMA Property Record Card

Parcel ID: 089-104-20-0-30-19-012.00-0

Quick Ref: R19627

Tax Year: 2026

Run Date: 5/17/2026 5:36:02 AM

OWNER NAME AND MAILING ADDRESS

DIAMOND PROPERTIES LLC

2787 SW PLASS AVE  
TOPEKA, KS 66611-1627

PROPERTY SITUS ADDRESS

1405 NW CENTRAL AVE  
Topeka, KS 66608

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: 154.0 154.0 - NORTH TOPEKA  
Economic Adj. Factor:  
Map / Routing: / 020  
Tax Unit Group: 003-003

TRACT DESCRIPTION

FIREY'S ADDITION, S20, T11, R16, Lot 125 +,  
CENTRAL AV N 15 FT LOT 125 & S 17 1/2 FT  
LOT 126 FIREYS ADD SECTION 20 TOWNSHIP  
11 RANGE 16



Image Date: 04/21/2025

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
04/18/2025	11:40 AM	4	P	MAM	TENANT	2
01/02/2025	12:55 PM	6	P	MAM		
09/24/2024	2:10 PM	6	S	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM26		Interior Remodel	09/24/2024	C	100
T0468	1,500		03/01/1992	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	1.330	80.970	82.300

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.330	32.040	33.370

Total	Land	Building	Total	Total	Land	Building	Total
	1.330	80.970	82.300		1.330	32.040	33.370

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			33	130	0.94								76	60.00	28.00	10.00	10.00	1.330

Total Market Land Value 1,330

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.00-FR  
 Year Blt: 1920 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 980  
 Main Floor Living Area: 980  
 Upper Floor Living Area Pct:  
 CDU: FR  
 CDU Reason:  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel: 2025 /  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 08-Bungalow  
 Bsmt Type: 2-Crawl - 2  
 Total Rooms: 4 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Stone - 4

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 136,200  
 Percent Good: 46  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 62,650  
 Other Improvement RCN: 15,490  
 Other Improvement Value: 6,660

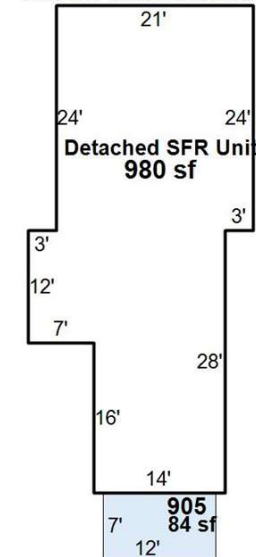
**CALCULATED VALUES**

Cost Land: 1,330  
 Cost Building: 69,310  
 Cost Total: 70,640  
 Income Value: 0  
 Market Value: 82,300  
 MRA Value: 78,800  
 Weighted Estimate: 91,000

**FINAL VALUES**

Value Method: MKT  
 Land Value: 1,330  
 Building Value: 80,970  
 Final Value: 82,300  
 Prior Value: 33,370

1405 NW CENTRAL AVE



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1992			480	88	8	24 X 20	1.00	3	3					15,490	43	6,660

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		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	980			
801-Total Basement Area	504			
905-Raised Slab Porch with Roof	84			