

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-20-03-009.00-0

Quick Ref: R21216

Tax Year: 2026

Run Date: 9/9/2025 5:22:39 PM

OWNER NAME AND MAILING ADDRESS

KINCAID, SHAWN PATRICK

1001 NE CHESTER AVE
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

1001 NE CHESTER AVE
Topeka, KS 66616

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: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: C13 / 020RM
Tax Unit Group: 001-001



Image Date: 09/05/2024

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
09/05/2024	12:05 PM	5	P	MAM		
08/16/2023	8:41 AM	VI	VI	MAM		
02/21/2022	10:20 AM	5	S	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM24		Interior Remodel	04/04/2023	IC	
MAM22	1	Interior Remodel	08/18/2021	C	100
MAM14		Interior Remodel	11/04/2013	IC	70

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	5,200	128,260	133,460
Total	5,200	128,260	133,460

Not Yet Available

TRACT DESCRIPTION

JENKIN W MORRIS , Lot 297 + , CHESTER AVE
LOTS 297-299-301 JENKIN W MORRIS ADD
SECTION 28 TOWNSHIP 11 RANGE 16

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			75	127	0.99								30	50.00	95.00	20.00	20.00	5,200

Total Market Land Value 5,200

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1900 **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,343
Main Floor Living Area: 725
Upper Floor Living Area Pct: 85.24
CDU: GD
CDU Reason: ER
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel: 2024 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style
Bsmt Type: 3-Partial - 3
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

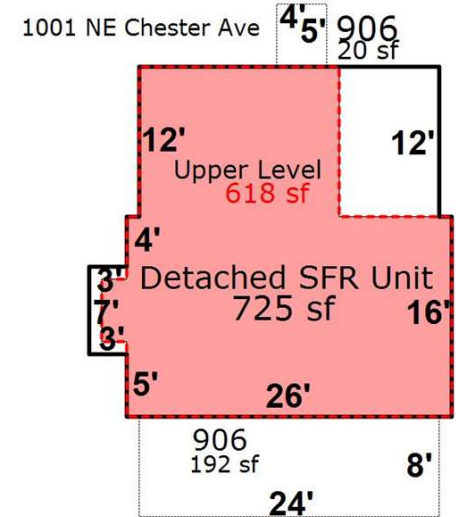
Dwelling RCN: 210,970
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 141,350
Other Improvement RCN: 2,850
Other Improvement Value: 2,280

CALCULATED VALUES

Cost Land: 5,200
Cost Building: 143,630
Cost Total: 148,830
Income Value: 0
Market Value: 148,100
MRA Value: 154,600
Weighted Estimate: 147,900

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,200
Building Value: 132,260
Final Value: 137,460
Prior Value: 133,460



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2021			96	40	8	8 X 12	1.00	3	3					2,850	80	2,280

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	1,343			
801-Total Basement Area	300			
906-Wood Deck with Roof	192			
906-Wood Deck with Roof	20		1.00	