

SNCAMA Property Record Card

Parcel ID: 089-109-29-0-10-11-001.00-0

Quick Ref: R23712

Tax Year: 2026

Run Date: 4/3/2026 9:59:23 AM

OWNER NAME AND MAILING ADDRESS

KCP ENTERPRISES LLC

3514 CLINTON PKWY STE A405  
LAWRENCE, KS 66047

PROPERTY SITUS ADDRESS

561 NE SARDOU 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

GARDEN PLACE ADDITION A, S29, T11, R16,  
Lot 123 +, SARDOU AVE E 1/2 LOT 123 & ALL  
THAT PART LOT 125 NOT CONDEMNED OR  
USED BY N T DR DIST ADD A TO GARDEN  
PLACE SECTION 29 TOWNSHIP 11 RANGE 16



Image Date: 07/24/2023

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Alley - 7  
Fronting: Dead End - 7  
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
08/30/2024	8:00 AM	10	R	MAM		
07/21/2023	8:59 AM	VI	VI	MAM		
08/14/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	1,420	52,130	53,550
<b>Total</b>	<b>1,420</b>	<b>52,130</b>	<b>53,550</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1,420	49,580	51,000
<b>Total</b>	<b>1,420</b>	<b>49,580</b>	<b>51,000</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	140	0.97								76	60.00	28.00	10.00	10.00	1,420

Total Market Land Value 1,420

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.33-FR+  
 Year Blt: 1910 Est:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 888  
 Main Floor Living Area: 888  
 Upper Floor Living Area Pct:  
 CDU: FR  
 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: 2  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Block - 3

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 162,740  
 Percent Good: 46  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 74,860  
 Other Improvement RCN: 2,650  
 Other Improvement Value: 720

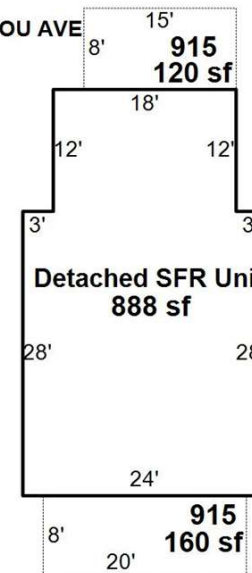
**CALCULATED VALUES**

Cost Land: 1,420  
 Cost Building: 75,580  
 Cost Total: 77,000  
 Income Value: 0  
 Market Value: 68,000  
 MRA Value: 62,700  
 Weighted Estimate: 74,100

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 1,420  
 Building Value: 52,130  
 Final Value: 53,550  
 Prior Value: 51,000

561 SE SARDOU 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		133-Prefabricated Storage Shed	D	1.00	1	1952			120	44	8	12 X 10	1.00	2	2					2,650	27	720

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
111-Frame, Synthetic Plaster (EIFS)		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	888			
801-Total Basement Area	888			
915-Enclosed Wood Deck, Solid Wall	120			
915-Enclosed Wood Deck, Solid Wall	160			