

## SNCAMA Property Record Card

Parcel ID: 089-133-06-0-20-20-011.00-0

Quick Ref: R33438

Tax Year: 2026

Run Date: 6/16/2025 11:10:01 PM

## OWNER NAME AND MAILING ADDRESS

GARDNER, MICHELE J

1420 SW WESTERN AVE  
TOPEKA, KS 66604

## PROPERTY SITUS ADDRESS

1420 SW WESTERN 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:** 130.1 130.1 - HUNTOON-17TH.  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

DOUTHITT PLACE, S06, T12, R16, Lot 4 +,  
WESTERN AVE LOT 4 & N 1/2 LOT 6 DOUTHITT  
PLACE ADD SECTION 06 TOWNSHIP 12  
RANGE 16



Image Date: 07/22/2020

## 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
07/15/2020	10:57 AM	VI	VI	MAM		
03/22/2019	11:40 AM	5	S	MAM		
10/01/2018	9:40 AM	1	S	MAM	TENANT	2

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.160	43.500	45.660
<b>Total</b>	2.160	43.500	45.660

Not Yet Available

## 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	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	162	1.09								49	50.00	42.00	10.00	10.00	2.160

Total Market Land Value 2,160

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1900      **Est:** Yes  
**Eff Year:**  
**MS Style:** 8-2 1/2 Story Unfinished  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,422  
**Main Floor Living Area:** 740  
**Upper Floor Living Area Pct:** 92.16  
**CDU:** PR  
**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:** 6      **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1      **Half Baths:** 1  
**Garage Cap:**  
**Foundation:** Stone - 4

**IMPROVEMENT COST SUMMARY**

**Dwelling RCN:** 221,010  
**Percent Good:** 19  
**Mkt Adj:** 100      **Eco Adj:** 100  
**Building Value:** 41,990  
**Other Improvement RCN:** 13,500  
**Other Improvement Value:** 2,840

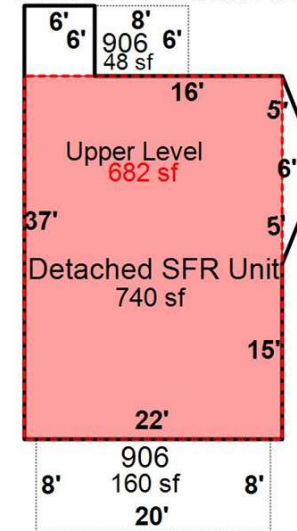
**CALCULATED VALUES**

**Cost Land:** 2,160  
**Cost Building:** 44,830  
**Cost Total:** 46,990  
**Income Value:** 0  
**Market Value:** 48,600  
**MRA Value:** 55,100  
**Weighted Estimate:** 46,900

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 2,160  
**Building Value:** 46,700  
**Final Value:** 48,860  
**Prior Value:** 45,660

1420 SW Western Ave



**OTHER BUILDING IMPROVEMENTS**

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1930			400	80	8	020 X 20	1	2	3					13,500	21	2,840

**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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,422			
801-Total Basement Area	682			
906-Wood Deck with Roof	48			
906-Wood Deck with Roof	160			