

## SNCAMA Property Record Card

Parcel ID: 089-134-20-0-40-12-002.00-0

Quick Ref: R40068

Tax Year: 2026

Run Date: 6/14/2025 11:34:33 AM

## OWNER NAME AND MAILING ADDRESS

BELL, TIMOTHY W. Jr.

1519 SE 43RD ST  
TOPEKA, KS 66609

## PROPERTY SITUS ADDRESS

1519 SE 43RD ST  
Topeka, KS 66609

## 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:** R1  
**Neighborhood:** 139.0 139.0 - SOUTHBORO  
**Economic Adj. Factor:**  
**Map / Routing:** N12 /  
**Tax Unit Group:** 010-010



Image Date: 10/03/2023

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**Fronting:** Residential Street - 4  
**Location:** Neighborhood or Spot - 6  
**Parking Type:** On and Off Street - 3  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** Near - 1  
**Parking Covered:**  
**Parking Uncovered:**

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/02/2023	2:09 PM	VI	VI	JRS		
10/14/2019	12:00 PM	1	S	JRS	TIMOTHY BELL	1
08/10/2018	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0039	140,000	Dwelling	03/01/2004	C	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	18.930	246.860	265.790
<b>Total</b>	18.930	246.860	265.790

## TRACT DESCRIPTION

SOUTHBORO SUB # 8 , BLOCK A , Lot 6 , BLK  
A LOT 6 SOUTHBORO #8 SECTION 20  
TOWNSHIP 12 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	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	3-Irregular Lot - 3		84	121	0.97								3	100.00	200.00	30.00	30.00	18.930

Total Market Land Value 18,930

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.33-AV+  
**Year Blt:** 2004 **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,403  
**Main Floor Living Area:** 1,403  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** AV / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 02-Ranch  
**Bsmt Type:** 6-Daylight - 6  
**Total Rooms:** 5 **Bedrooms:** 3  
**Family Rooms:** 1  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

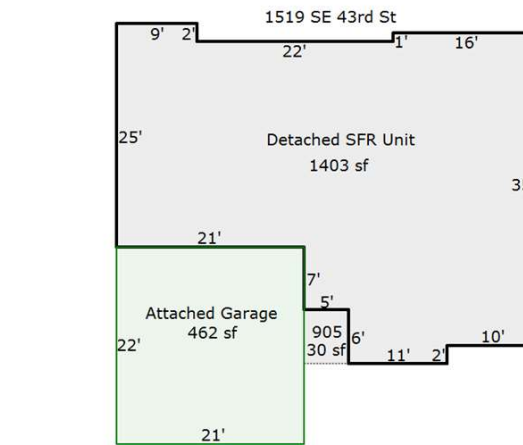
**Dwelling RCN:** 297,260  
**Percent Good:** 85  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 252,670  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 18,930  
**Cost Building:** 252,670  
**Cost Total:** 271,600  
**Income Value:** 0  
**Market Value:** 277,700  
**MRA Value:** 270,100  
**Weighted Estimate:** 274,100

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 18,930  
**Building Value:** 246,860  
**Final Value:** 265,790  
**Prior Value:** 265,790



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,403			
648-Direct-Vented, Gas	1			
701-Attached Garage	462			
736-Garage Finish, Attached	462			
801-Total Basement Area	1,369			
803-Partition Finish Area	400			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	215		3.00	2004
905-Raised Slab Porch with Roof	30			