

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-06-015.00-0

Quick Ref: R43441

Tax Year: 2026

Run Date: 4/4/2026 8:32:09 PM

OWNER NAME AND MAILING ADDRESS

HD RENTALS LLC

1608 NE SEWARD AVE
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

1288 SW WASHBURN 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: M1
Neighborhood: 130.1 130.1 - HUNTOON-17TH.
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

WILLIAMS & DILLON'S, S01, T12, R15, Lot 532 +,
WASHBURN AVE WAS WEST ST W 97 FT OF
LOTS 532 & 534 LESS N 1.25 FT THERE OF
WILLIAMS & DILLONS ADD SECTION 01
TOWNSHIP 12 RANGE 15



Image Date: 11/05/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/30/2025	9:50 AM	VI	VI	MAM		
02/24/2025	12:05 PM	6	S	MAM		
08/15/2024	9:50 AM	11	R	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM23		Interior/Exterior Remodel	12/21/2021	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	1.840	86.570	88.410
Total	1.840	86.570	88.410

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.840	82.360	84.200
Total	1.840	82.360	84.200

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			49	97	0.88								49	50.00	42.00	10.00	10.00	1.840

Total Market Land Value 1,840

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1920 **Est:** Yes
Eff Year: **Link:**
MS Style: 6-1 1/2 Story Unfinished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,542
Main Floor Living Area: 1,148
Upper Floor Living Area Pct: 34.32
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: 7 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

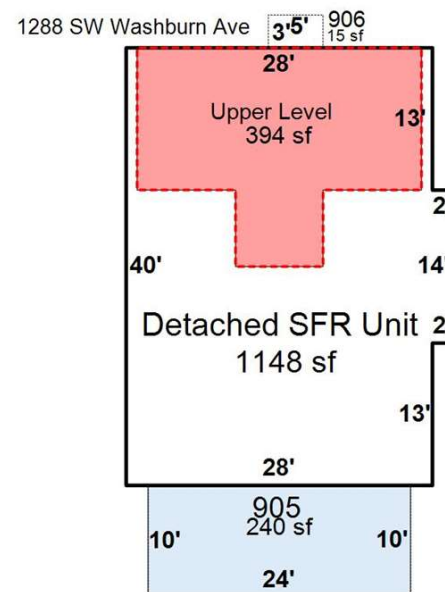
Dwelling RCN: 242,670
Percent Good: 46
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 111,630
Other Improvement RCN: 8,160
Other Improvement Value: 900

CALCULATED VALUES

Cost Land: 1,840
Cost Building: 112,530
Cost Total: 114,370
Income Value: 0
Market Value: 93,200
MRA Value: 91,400
Weighted Estimate: 92,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 1,840
Building Value: 86,570
Final Value: 88,410
Prior Value: 84,200



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	1920			180	56	8	018 X 10	1	1	2					8,160	11	900

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,542			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,092			
905-Raised Slab Porch with Roof	240			
906-Wood Deck with Roof	15		1.00	