

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-04-006.00-0

Quick Ref: R43900

Tax Year: 2026

Run Date: 4/2/2026 11:57:47 PM

OWNER NAME AND MAILING ADDRESS

JACOB. CHRISTINA M & NANCY C

1817 SW HUNTOON ST
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1817 SW HUNTOON ST
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: 129.0 129.0 - SW HUNTOON-21
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTMINSTER PLACE, S01, T12, R15, Lot 2,
HUNTOON ST LOT 2 LESS S 10 FT
WESTMINSTER PLACE ADD SECTION 01
TOWNSHIP 12 RANGE 15



Image Date: 08/05/2022

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: 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
08/04/2022	9:10 AM	5	S	SJN		
10/06/2021	9:24 AM	VI	VI	SJN		
10/06/2021	9:24 AM	8	QC	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JRS14	1	Interior Remodel	05/23/2013	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	6.130	169.670	175.800
Total	6.130	169.670	175.800

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	6.130	166.900	173.030
Total	6.130	166.900	173.030

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	102	0.90	5	75						25	65.00	150.00	25.00	25.00	6.130

Total Market Land Value 6,130

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1933 Est: Yes
 Eff Year: Link:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,297
 Main Floor Living Area: 789
 Upper Floor Living Area Pct: 64.38
 CDU: AV+
 CDU Reason:
 Phys/Func/Econ: VG / /
 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: 8 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Block - 3

IMPROVEMENT COST SUMMARY

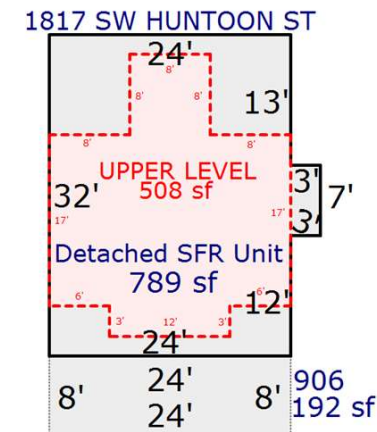
Dwelling RCN: 192,320
 Percent Good: 69
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 132,700
 Other Improvement RCN: 9,390
 Other Improvement Value: 1,970

CALCULATED VALUES

Cost Land: 6,130
 Cost Building: 134,670
 Cost Total: 140,800
 Income Value: 0
 Market Value: 174,100
 MRA Value: 175,800
 Weighted Estimate: 172,800

FINAL VALUES

Value Method: MRA
 Land Value: 6,130
 Building Value: 169,670
 Final Value: 175,800
 Prior Value: 173,030



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	1933			216	60	8	018 X 12	1	2	3					9,390	21	1,970

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,297			
801-Total Basement Area	768			
903-Wood Deck	96		3.00	2002
906-Wood Deck with Roof	192			