

## SNCAMA Property Record Card

Parcel ID: 089-141-01-0-20-21-008.00-0

Quick Ref: R44230

Tax Year: 2026

Run Date: 6/13/2025 3:36:32 PM

## OWNER NAME AND MAILING ADDRESS

GANIEANY, LUTHER L JR &amp; KELLY A

1522 SW JEWELL AVE  
TOPEKA, KS 66604

## PROPERTY SITUS ADDRESS

1522 SW JEWELL 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:** R1  
**Neighborhood:** 129.0 129.0 - SW HUNTOON-21  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

COLLEGE LAWN ADDITION, S01, T12, R15, Lot  
20 +, JEWELL AVE S 10 FT LOT 20 & ALL OF  
LOTS 22 & 24 COLLEGE LAWN ADD SECTION  
01 TOWNSHIP 12 RANGE 15



Image Date: 11/05/2021

## 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
10/05/2021	1:11 PM	VI	VI	SJN		
10/05/2021	1:11 PM	8	QC	JRS		
07/02/2019	1:20 PM	5	S	MDS		

## BUILDING PERMITS

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

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	10.400	253.910	264.310
<b>Total</b>	10.400	253.910	264.310

## 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		60	155	1.08								25	65.00	150.00	25.00	25.00	10.400

Total Market Land Value 10,400

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.67-GD-  
**Year Blt:** 1920      **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:** 2,397  
**Main Floor Living Area:** 1,217  
**Upper Floor Living Area Pct:** 97.00  
**CDU:** GD  
**CDU Reason:**  
**Phys/Func/Econ:** GD+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 11-Colonial  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 8      **Bedrooms:** 4  
**Family Rooms:** 1  
**Full Baths:** 1      **Half Baths:** 1  
**Garage Cap:**  
**Foundation:** Brick - 5

**IMPROVEMENT COST SUMMARY**

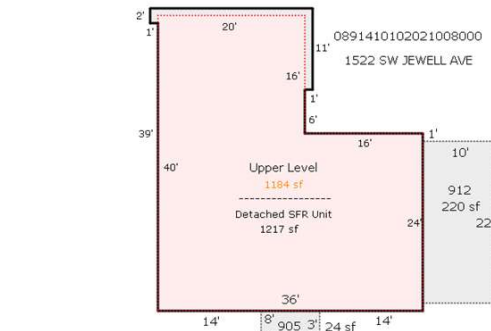
**Dwelling RCN:** 407,020  
**Percent Good:** 67  
**Mkt Adj:** 100      **Eco Adj:** 100  
**Building Value:** 272,700  
**Other Improvement RCN:** 16,540  
**Other Improvement Value:** 4,960

**CALCULATED VALUES**

**Cost Land:** 10,400  
**Cost Building:** 277,660  
**Cost Total:** 288,060  
**Income Value:** 0  
**Market Value:** 281,900  
**MRA Value:** 271,900  
**Weighted Estimate:** 280,100

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 10,400  
**Building Value:** 261,840  
**Final Value:** 272,240  
**Prior Value:** 264,310



**OTHER BUILDING IMPROVEMENTS**

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1920			528	92	8	024 X 22	1	3	3					16,540	30	4,960

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
109-Frame, Stucco		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	2,397			
645-Double 2-Story Fireplace	1			
801-Total Basement Area	1,184			
901-Open Slab Porch	224	3.00		1960
905-Raised Slab Porch with Roof	24			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
912-Raised Enclosed Porch, Solid Walls	220			