

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-30-05-012.00-0

Quick Ref: R47873

Tax Year: 2026

Run Date: 4/4/2026 6:34:47 PM

OWNER NAME AND MAILING ADDRESS

SIMONS. JENSEN & KEVIN

2824 SW MACVICAR AVE  
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2824 SW MACVICAR AVE  
Topeka, KS 66611

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:** 121.2 121.2 - SW MACVICAR-JE  
**Economic Adj. Factor:**  
**Map / Routing:** J07 / 020  
**Tax Unit Group:** 001-001

TRACT DESCRIPTION

KNOLLWOOD REPLAT , BLOCK F , Lot 24 ,  
MAC VICAR AVE BLK F LOT 24 REPL PT  
KNOLLWOOD & K-WOOD N NO 2 SECTION 12  
TOWNSHIP 12 RANGE 15



Image Date: 10/16/2025

PROPERTY FACTORS

**Topography:** Below Street - 3  
**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:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/15/2025	10:00 AM	1	S	JRS	MRS. SIMONS	1
08/25/2020	2:00 PM	VI	VI	JRS		
04/28/2016	1:10 PM	1	S	JRS	Mr. West	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	44.410	379.090	423.500
<b>Total</b>	<b>44.410</b>	<b>379.090</b>	<b>423.500</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	44.410	421.490	465.900
<b>Total</b>	<b>44.410</b>	<b>421.490</b>	<b>465.900</b>

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	3-Irregular Lot - 3			115	175	1.07								74	100.00	400.00	100.00	100.00	44.410

Total Market Land Value 44,410

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 4.33-GD+  
 Year Blt: 1966 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,062  
 Main Floor Living Area: 2,062  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Walkout Ranch  
 Bsmt Type: 5-Walkout - 5  
 Total Rooms: 7 Bedrooms: 4  
 Family Rooms: 1  
 Full Baths: 3 Half Baths: 1  
 Garage Cap:  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

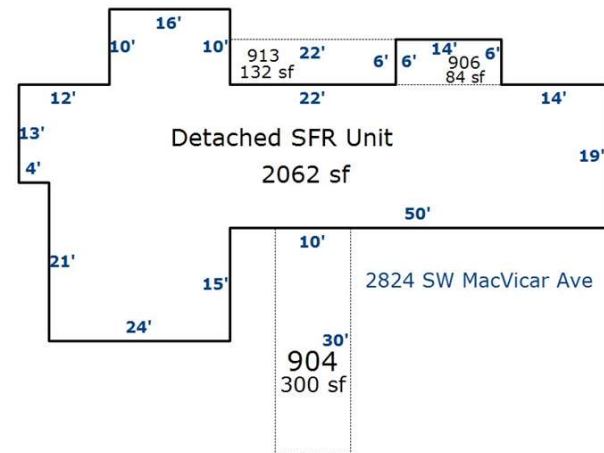
Dwelling RCN: 657,130  
 Percent Good: 79  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 519,130  
 Other Improvement RCN: 40,440  
 Other Improvement Value: 17,330

CALCULATED VALUES

Cost Land: 44,410  
 Cost Building: 536,460  
 Cost Total: 580,870  
 Income Value: 0  
 Market Value: 427,100  
 MRA Value: 436,500  
 Weighted Estimate: 423,500

FINAL VALUES

Value Method: WEIGHTED  
 Land Value: 44,410  
 Building Value: 379,090  
 Final Value: 423,500  
 Prior Value: 465,900



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	C	3.00	1	1966			529	92	8	023 X 23	1	3	3					35,250	44	15,510
2		133-Prefabricated Storage Shed	D	2.00	1	1966			207		8		1	3						5,190	35	1,820

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
134-Veneer, Stone		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	16			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,062			
645-Double 2-Story Fireplace	1			
801-Total Basement Area	1,926			
803-Partition Finish Area	1,900			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	252			
901-Open Slab Porch	525			
903-Wood Deck	77			
903-Wood Deck	132			
903-Wood Deck	84			
903-Wood Deck	84			
904-Slab Porch with Roof	300			
906-Wood Deck with Roof	84			
913-Enclosed Wood Deck, Screened Walls	132			