

SNCAMA Property Record Card

Parcel ID: 089-142-03-0-40-05-031.00-0

Quick Ref: R49204

Tax Year: 2026

Run Date: 5/25/2026 11:43:04 AM

OWNER NAME AND MAILING ADDRESS

BUSH, DAKOTA R

1737 SW MCALISTER AVE  
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1737 SW MCALISTER 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:** 125.0 125.0 - SW 17TH-21ST. H  
**Economic Adj. Factor:**  
**Map / Routing:** H04 /  
**Tax Unit Group:** 001-001

TRACT DESCRIPTION

WOODCREST SUB , Lot 23 , MCALISTER AVE  
LOT 23 WOODCREST SUB SECTION 03  
TOWNSHIP 12 RANGE 15



Image Date: 05/23/2022

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:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
05/20/2022	1:25 PM	3	S	SJN	OWNER GIRLFRIEND	6
09/14/2021	10:04 AM	VI	VI	SJN		
09/14/2021	10:04 AM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T2003	1	Interior Remodel	03/29/2002	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	9.950	111.670	121.620
<b>Total</b>	<b>9.950</b>	<b>111.670</b>	<b>121.620</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.950	106.990	116.940
<b>Total</b>	<b>9.950</b>	<b>106.990</b>	<b>116.940</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	1-Regular Lot - 1			63	144	0.98								41	70.00	150.00	50.00	50.00	9.950

Total Market Land Value 9,950

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** 1952 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 704  
**Main Floor Living Area:** 704  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** AV+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 4 **Bedrooms:** 2  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:** 1  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

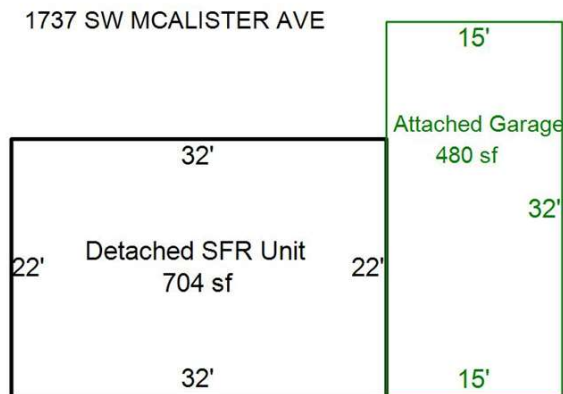
**Dwelling RCN:** 130,100  
**Percent Good:** 69  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 89,770  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 9,950  
**Cost Building:** 89,770  
**Cost Total:** 99,720  
**Income Value:** 0  
**Market Value:** 125,800  
**MRA Value:** 125,200  
**Weighted Estimate:** 122,200

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 9,950  
**Building Value:** 111,670  
**Final Value:** 121,620  
**Prior Value:** 116,940



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding		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	704			
701-Attached Garage	480			
801-Total Basement Area	704			