

SNCAMA Property Record Card

Parcel ID: 089-142-03-0-40-07-022.00-0

Quick Ref: R49278

Tax Year: 2026

Run Date: 5/12/2026 10:07:43 AM

OWNER NAME AND MAILING ADDRESS

ZAYNAB LLC  
5838 SW 26TH ST  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1824 SW HOPE 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: R1  
Neighborhood: 125.0 125.0 - SW 17TH-21ST. H  
Economic Adj. Factor:  
Map / Routing: H04 /  
Tax Unit Group: 001-001



Image Date: 06/28/2024

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
06/27/2024	1:35 PM	3	S	SJN	OWNER SON	6
08/31/2021	1:03 PM	VI	VI	SJN		
08/31/2021	1:03 PM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	9.310	73.640	82.950
<b>Total</b>	<b>9.310</b>	<b>73.640</b>	<b>82.950</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.310	70.450	79.760
<b>Total</b>	<b>9.310</b>	<b>70.450</b>	<b>79.760</b>

TRACT DESCRIPTION

GREEN ACRES , Lot 24 + , HOPE ST S 33 1/3 FT LOT 24 & N 16 2 /3 FT OF LOT 26 GREEN ACRES SUB SECTION 03 TOWNSHIP 12 RANGE 15

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			50	144	0.98								41	70.00	150.00	50.00	50.00	9.310

Total Market Land Value 9,310

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.00-FR  
 Year Blt: 1951 Est:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 660  
 Main Floor Living Area: 660  
 Upper Floor Living Area Pct:  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 02-Ranch  
 Bsmt Type: 1-Slab - 1  
 Total Rooms: 4 Bedrooms: 2  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: None - 1

**IMPROVEMENT COST SUMMARY**

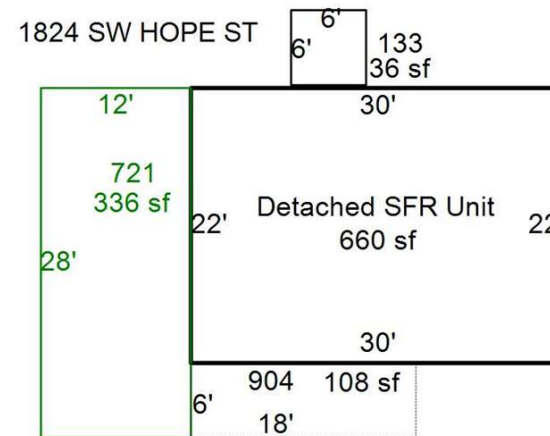
Dwelling RCN: 89,160  
 Percent Good: 69  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 61,520  
 Other Improvement RCN: 1,390  
 Other Improvement Value: 480

**CALCULATED VALUES**

Cost Land: 9,310  
 Cost Building: 62,000  
 Cost Total: 71,310  
 Income Value: 0  
 Market Value: 104,900  
 MRA Value: 107,900  
 Weighted Estimate: 101,500

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 9,310  
 Building Value: 73,640  
 Final Value: 82,950  
 Prior Value: 79,760



**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		133-Prefabricated Storage Shed	D	2.00	1	1951			36	24	6	6 X 6	1.00	3						1,390	35	480

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	660			
721-Carport, Flat Roof	336			
901-Open Slab Porch	96		2.00	1951
904-Slab Porch with Roof	108			