

SNCAMA Property Record Card

Parcel ID: 089-142-03-0-40-10-017.00-0

Quick Ref: R49361

Tax Year: 2026

Run Date: 4/4/2026 2:28:21 PM

OWNER NAME AND MAILING ADDRESS

EXCEL PROPERTIES LLC

331 N WHITE DR  
LAWRENCE, KS 66049-5150

PROPERTY SITUS ADDRESS

2005 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

BANCROFT , Lot 53 , MCALISTER LOT 53  
BANCROFT ADD SECTION 03 TOWNSHIP 12  
RANGE 15



Image Date: 09/27/2021

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
09/14/2021	10:29 AM	VI	VI	SJN		
09/14/2021	10:29 AM	8	QC	TKS		
09/04/2020	3:30 PM	5	S	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	8.860	133.030	141.890
<b>Total</b>	<b>8.860</b>	<b>133.030</b>	<b>141.890</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.860	127.570	136.430
<b>Total</b>	<b>8.860</b>	<b>127.570</b>	<b>136.430</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			66	110	0.86								41	70.00	150.00	50.00	50.00	8.860

Total Market Land Value 8,860

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 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: 1,313  
 Main Floor Living Area: 1,313  
 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: 2-Crawl - 2  
 Total Rooms: 7 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 1 Half Baths: 1  
 Garage Cap: 1  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

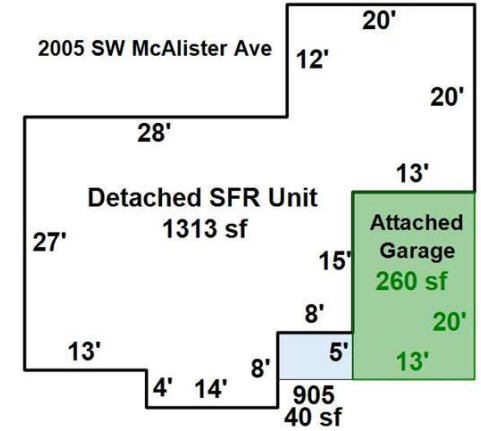
Dwelling RCN: 181,990  
 Percent Good: 69  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 125,570  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 8,860  
 Cost Building: 125,570  
 Cost Total: 134,430  
 Income Value: 0  
 Market Value: 164,700  
 MRA Value: 160,400  
 Weighted Estimate: 168,600

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 8,860  
 Building Value: 133,030  
 Final Value: 141,890  
 Prior Value: 136,430



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		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	1,313			
701-Attached Garage	260			
901-Open Slab Porch	208		3.00	1950
905-Raised Slab Porch with Roof	40			