

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-10-012.00-0

Quick Ref: R10383

Tax Year: 2024

Run Date: 5/13/2024 11:53:29 PM

OWNER NAME AND MAILING ADDRESS

TCH HOLDINGS I LLC

4929 SW URISH RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

645 SW VESPER AVE
Topeka, KS 66606

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: 167.1 167.1 - SW GAGE-MACVIL
Economic Adj. Factor:
Map / Routing: E06 / 010
Tax Unit Group: 001-001



Image Date: 08/06/2021

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
07/28/2021	7:41 AM	VI	VI	SJN		
07/28/2021	7:41 AM	8	QC	KMM		
02/27/2020	9:20 AM	5	S	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JRS11	1	Interior Remodel	12/22/2011	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	7.300	110.400	117.700
Total	7.300	110.400	117.700

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	7.300	102.700	110.000
Total	7.300	102.700	110.000

PARCEL COMMENTS

Prop-Com: RL13- INF13 CDU BACK TO AV= COND. OF ADDITIONS AND INT. COND., PC BACK TO AV 5/13, REMOVED BSMT FIN 6/12; RL12- CDU GD TO AV = CONDITION 12/11; BP- 100% 6/12, CHECK FOR REMOD/REPAIR & BSMT FIN. 12/11; SI- 6/06 = ANXIOUS SELLER 7/06; IX- 7/20/01 430; **App-Com:** INF-7960-2013-; **Val-Com:** FR14 ROLLED PRIOR YR HEARING VALUE

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		54	100	0.89								91	50.00	160.00	50.00	50.00	7.300

Total Market Land Value 7,300

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 1947 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,470

Main Floor Living Area: 1,470

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel: 1985

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 3

Family Rooms: 1

Full Baths: 2 Half Baths:

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 223,840

Percent Good: 63

Mkt Adj: 100 Eco Adj: 100

Building Value: 141,020

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,300

Cost Building: 141,020

Cost Total: 148,320

Income Value: 0

Market Value: 136,800

MRA Value: 140,100

Weighted Estimate: 135,900

FINAL VALUES

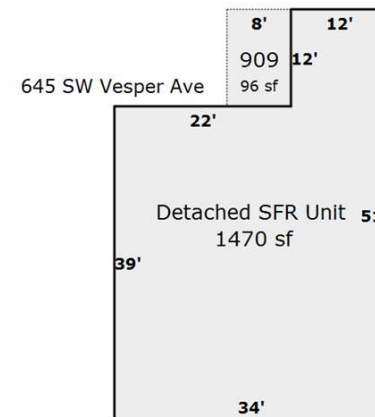
Value Method: IDXVAL

Land Value: 7,300

Building Value: 110,400

Final Value: 117,700

Prior Value: 110,000



BUILDING COMMENTS

RemDesc: 1985; DwelCom: A1-10 0144sf, A2-13 0096sf; DwelEcon: RL13; DwelComp: OBY cond = A

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,470			
801-Total Basement Area	1,326			
903-Wood Deck	176	3.00		1986
909-Enclosed Porch, Solid Walls	96			