

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-10-12-005.00-0

Quick Ref: R12730

Tax Year: 2024

Run Date: 9/20/2024 8:07:53 PM

OWNER NAME AND MAILING ADDRESS

MOSAIC CC PROPERTIES LLC

10940 PARALLEL PKWY K346
KANSAS CITY, KS 66109

PROPERTY SITUS ADDRESS

608 SW LINCOLN ST
Topeka, KS 66606

LAND BASED CLASSIFICATION SYSTEM

Function: 1180 Dwelling conver 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: 4
Zoning: C4
Neighborhood: 170.0 170.0 - SW 6TH-HUNTOO
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

HORNE'S ADDITION, S36, T11, R15, Lot 185 +,
SIXTH AVE WEST S 50 FT OF LOTS 185-187-
189-191 HORNES ADD SECTION 36 TOWNSHIP
11 RANGE 15



Image Date: 11/13/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
11/09/2023	3:05 PM	6	P	MAM		
12/27/2022	9:25 AM	6	P	MAM		
01/27/2022	10:15 AM	6	P	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM25		Interior Remodel	08/08/2024	O	
MAM23	20,000	Fire Damage	01/26/2022	V	100
MAM22		Interior/Exterior Remodel	02/01/2021	IC	

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	1,640	38,460	40,100
Total	1,640	38,460	40,100

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		50	100	0.89								79	42.00	42.00	10.00	10.00	1,640

Total Market Land Value 1,640

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1900 Est:
 Eff Year:
 MS Style: 2-Two Story
 LBCSstruct: 1305-Dwelling converted to apa
 No. of Units:
 Total Living Area:
 Calculated Area: 2,913
 Main Floor Living Area: 1,473
 Upper Floor Living Area Pct: 97.76
 CDU: PR-
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel: 2022 /
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Conversion
 Bsmt Type: 2-Crawl - 2
 Total Rooms: 12 Bedrooms: 4
 Family Rooms:
 Full Baths: 4 Half Baths:
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 349,720
 Percent Good: 12
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 41,970
 Other Improvement RCN: 0
 Other Improvement Value: 0

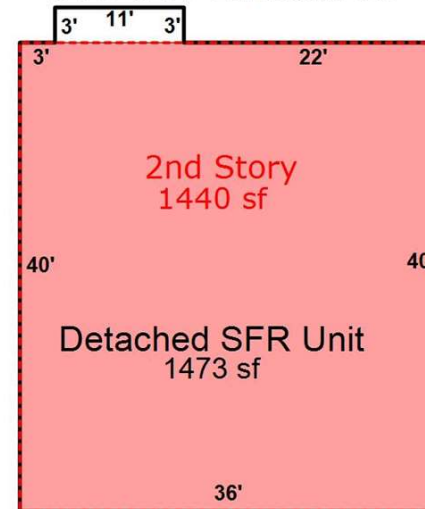
CALCULATED VALUES

Cost Land: 1,640
 Cost Building: 41,970
 Cost Total: 43,610
 Income Value: 0
 Market Value: 3,800
 MRA Value: 2,900
 Weighted Estimate: 4,100

FINAL VALUES

Value Method: IDXVAL
 Land Value: 1,640
 Building Value: 40,870
 Final Value: 42,510
 Prior Value: 40,100

608 SW Lincoln St



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	20			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,913			
801-Total Basement Area	272			
903-Wood Deck	164			
903-Wood Deck	152		3.00	2023