

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-18-021.00-0

Quick Ref: R13745

Tax Year: 2024

Run Date: 5/2/2024 2:55:20 AM

OWNER NAME AND MAILING ADDRESS

WALNUT ESTATES LLC

1243 SW WAYNE AVE
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1179 SW GARFIELD 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: R2
Neighborhood: 170.4 170.4 - SW 6TH-12TH, W/
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

ELMHURST , Lot 451 + , GARFIELD AVE S 1/2
LOT 451-ALL 453 ELMHURST ADD SECTION 36
TOWNSHIP 11 RANGE 15



Image Date: 10/24/2022

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
10/21/2022	1:45 PM	6	P	MAM		
12/21/2021	2:05 PM	6	P	MAM		
06/04/2021	12:50 PM	6	S	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM25		Interior Remodel	02/13/2024	O	
21-4993	8,000	Interior Remodel	08/11/2021	IC	80
MAM22	1	Fire Damage	04/05/2021	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1.940	83.600	85.540

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1.940	78.760	80.700

Total	1.940	83.600	85.540	Total	1.940	78.760	80.700
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PARCEL COMMENTS

Prop-NC: RL23; **Prop-Com:** BP - Kit, Bath, HVAC 2/24; RL23 - CDU/PC = FR/AV TO AV-/AV+ = EXT, PLUMB, ELECT, SR 10/2022; BP - EST 80% DONE BY EOPY PER TP 9/2022, IC 10/23; RL22 - CDU/PC = AV-/AV- TO FR/PR = FIRE DAMAGE 5/21; AN - FIRE DAMAGE 4/4/21 PER WIBW 4/21; RL17 - PC AV/AV- RL11- PC FR TO AV, 8/10; **Val-Com:** FR23 - RL23, Post MKT

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		38	125	0.98								8	50.00	42.00	10.00	10.00	1.940

Total Market Land Value 1,940

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1930 Est: Yes

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,588

Main Floor Living Area: 830

Upper Floor Living Area Pct: 91.33

CDU: AV-

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 225,140

Percent Good: 44

Mkt Adj: 100 Eco Adj: 100

Building Value: 99,060

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,940

Cost Building: 99,060

Cost Total: 101,000

Income Value: 0

Market Value: 96,400

MRA Value: 92,800

Weighted Estimate: 99,700

FINAL VALUES

Value Method: IDXVAL

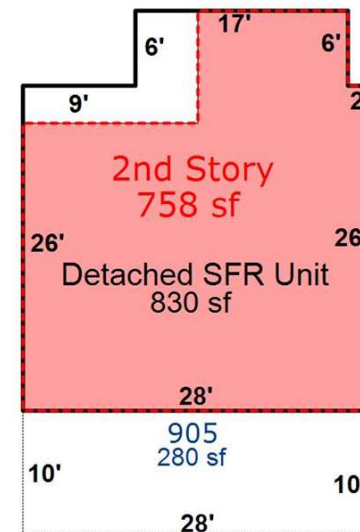
Land Value: 1,940

Building Value: 83,600

Final Value: 85,540

Prior Value: 80,700

1179 SW GARFIELD AVE



BUILDING COMMENTS

DwellCom: A1-10 0030sf , A2-10/10 0030sf , A3-12/10 0042sf , A4-21 0280sf; DwellFunc: RL23; DwellComp: OBY cond = A

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
114-Frame, Wood Shingle		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,588			
642-Single 2-Story Fireplace	1			
801-Total Basement Area	728			
901-Open Slab Porch	266	3.00		1970
905-Raised Slab Porch with Roof	280			