

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-30-18-022.00-0

Quick Ref: R13746

Tax Year: 2024

Run Date: 5/5/2024 11:45:01 AM

OWNER NAME AND MAILING ADDRESS

ABIG REIT BUSINESS TRUST

2103 SW BURNETT RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1177 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, S36, T11, R15, Lot 447 +,
GARFIELD AVE S 2 1/2 FT OF LOT 447- ALL LOT
449 & N 1/2 OF LOT 451 ELMHURST ADD
SECTION 36 TOWNSHIP 11 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	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		40	125	0.98								8	50.00	42.00	10.00	10.00	1.960

Total Market Land Value 1,960



Image Date: 01/09/2023

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:

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1.960	136.050	138.010

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1.960	128.240	130.200

Total	1.960	136.050	138.010	Total	1.960	128.240	130.200
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PARCEL COMMENTS

Prop-NC: RL23; **Prop-Com:** RL23 - CDU/PC = AV-/AV+ TO AV/GD = OVERALL COND 1/23; RL22 - PC = AV- TO FR = FIRE DAMAGE, REMOVE DETACH 5/21, PC = FR TO AV = OVERALL COND 8/21, ADD 896SF FBLA, ADD 3 FIXTURES, PC = AV TO AV+ = INT COND PER LISTING 11/21; AN - FIRE DAMAGE 4/4/21 PER WIBW 4/21; RL17 - CDU FR/AV PER V & I 8/16; RL11-CDU BACK TO FR= OVERALL PC, FNL RVW. 1/25/11; R; **Val-Com:** FR23 - RS, RL23, Post Wgtd Est

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1922 **Est:**
Eff Year:
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,692
Main Floor Living Area: 1,340
Upper Floor Living Area Pct: 26.27
CDU: AV
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: 8 **Bedrooms:** 5
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

Dwelling RCN: 267,960
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 150,050
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,960
Cost Building: 150,050
Cost Total: 152,010
Income Value: 0
Market Value: 134,700
MRA Value: 133,900
Weighted Estimate: 134,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 1,960
Building Value: 136,050
Final Value: 138,010
Prior Value: 130,200

BUILDING COMMENTS

DwellCom: A1-10 0432sf , A2-11 0171sf , A3-10 0021sf; **DwellFunc:** RL23

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	2			
622-Raised Subfloor	1,692			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	896			
803-Partition Finish Area	896			
906-Wood Deck with Roof	180			

1177 SW Garfield Ave

