

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-40-09-007.00-0

Quick Ref: R14179

Tax Year: 2024

Run Date: 5/19/2024 4:52:54 AM

OWNER NAME AND MAILING ADDRESS

RODRIGUEZ. JESSICA ARELLANO

1032 SW LINCOLN ST
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

1032 SW LINCOLN ST
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: 170.0 170.0 - SW 6TH-HUNTOO
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

LAFAYETTE PLACE ADDN, S36, T11, R15, Lot 354 +, LINCOLN ST S 17 1/2 FT LOT 354 & ALL OF LOT 356 LAFAYETTE PLACE ADD SECTION 36 TOWNSHIP 11 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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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	1.880	181.320	183.200
Total	1.880	181.320	183.200

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1.880	102.820	104.700
Total	1.880	102.820	104.700

PARCEL COMMENTS

Prop-NC: RL24; **Prop-Com:** RL24 - CDU/PC AV/FR TO AV+/VG = INT REMOD 7/2023, PC FR TO VG = KIT, BATHS, SIDING 9/2023; AN - KIT, BATH, HVAC, PLUMB, SIDING 7/2023; RL23 - TLA 2060 TO 2221SF, REMOVE ENCLOSED PORCH, PC = AV TO FR = EXT COND 9/22; RL21 - PC AV- TO AV PER V & I 9/2020; RL17-PC AV TO AV- PER V & I 8/16; DH- 7-96 438; **Val-Com:** FR24 - RL24, Post MRA

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		43	150	1.06								79	42.00	42.00	10.00	10.00	1.880

Total Market Land Value 1,880**Image Date:** 06/30/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/13/2023	11:15 AM	10	P	MAM		
06/29/2023	2:55 PM	11	P	MAM		
08/29/2022	1:15 PM	6	R	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM24		Interior/Exterior Remodel	05/17/2023	C	100

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1927 Est: Yes

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,221

Main Floor Living Area: 1,160

Upper Floor Living Area Pct: 91.47

CDU: AV

Phys/Func/Econ: VG / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style

Bsmnt Type: 4-Full - 4

Total Rooms: 8 Bedrooms: 4

Family Rooms: 1

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 313,650

Percent Good: 57

Mkt Adj: 100 Eco Adj: 100

Building Value: 178,780

Other Improvement RCN: 13,950

Other Improvement Value: 3,260

CALCULATED VALUES

Cost Land: 1,880

Cost Building: 182,040

Cost Total: 183,920

Income Value: 0

Market Value: 185,800

MRA Value: 183,200

Weighted Estimate: 189,600

FINAL VALUES

Value Method: MRA

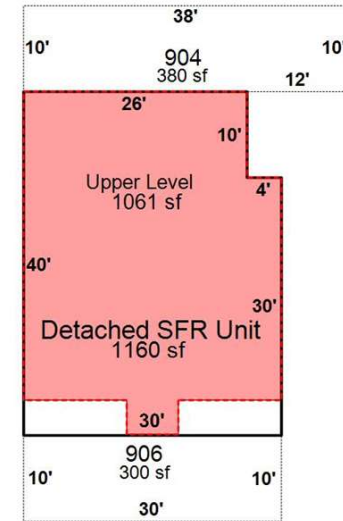
Land Value: 1,880

Building Value: 181,320

Final Value: 183,200

Prior Value: 104,700

1032 SW Lincoln St



BUILDING COMMENTS

DwellCom: A1-1310 0260sf , A2-82 0380sf , A3-11 0300sf; DwellFunc: RL24; OthInfo: *MVP* OBY cond = A

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1920			300	70	8	020 X 15	1	2	3					11,620	21	2,440
2	133-Prefabricated Storage Shed	D	1.00	1	1984			90		8		1	3						2,330	35	820

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets	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	2,221			
642-Single 2-Story Fireplace	1			
722-Carport, Shed Roof	200			
801-Total Basement Area	900			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
802-Minimal Finish Area	720			
904-Slab Porch with Roof	380	1.00		
906-Wood Deck with Roof	300			