

SNCAMA Property Record Card

Parcel ID: 089-098-34-0-40-10-003.00-0

Quick Ref: R16083

Tax Year: 2024

Run Date: 5/19/2024 9:00:33 AM

OWNER NAME AND MAILING ADDRESS

O'BRATE, GREGORY M

6032 SW 44TH ST
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

SW MCALISTER AVE
Topeka, KS 66604

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high **Sfx:** 0
Activity: 1000 Residential activities
Ownership: 1100 Private-fee simple
Site: 1000 Site in natural state

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V
Living Units:
Zoning: R1
Neighborhood: 167.2 167.2 - SW MCALISTER-C
Economic Adj. Factor:
Map / Routing: F04 /
Tax Unit Group: 001-001

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 Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

TRACT DESCRIPTION

BOYNTONS ADDITION REPLAT , Lot 362 + ,
MCALISTER LOTS 362 364 BOYNTON ADD
SECTION 34 TOWNSHIP 11 RANGE 15

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/31/2022	2:55 PM	0	S	SJN		
08/23/2021	8:27 AM	VI	VI	SJN		
08/23/2021	8:27 AM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2024 APPRAISED VALUE

Cls	Land	Building	Total
V	3,470	0	3,470
Total	3,470	0	3,470

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	3,470	0	3,470
Total	3,470	0	3,470

PARCEL COMMENTS

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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	136	1.02	3	40						109	60.00	150.00	50.00	50.00	3,470

Total Market Land Value 3,470

