

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-10-10-010.00-0

Quick Ref: R20785

Tax Year: 2024

Run Date: 5/15/2024 10:41:55 PM

OWNER NAME AND MAILING ADDRESS

JPA SANCHEZ PROPERTIES RENTAL LLC

2331 SW BURNETT RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2506 NE THOMAS AVE
Topeka, KS 66616
2508 NE THOMAS AVE

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: 2
Zoning: R2
Neighborhood: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

Image Date: 09/28/2023

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
08/18/2023	8:11 AM	VI	VI	MAM		
02/13/2023	10:05 AM	11	R	MAM		
09/05/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
CWI-10	1	Interior Remodel	06/22/2009	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	5.670	114.630	120.300

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	5.670	83.530	89.200

Total	5.670	114.630	120.300	Total	5.670	83.530	89.200
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PARCEL COMMENTS

Prop-NC: RL24; **Prop-Com:** RL24 - 2506: PC AV TO AV+ = NEWER WINDOWS, 2508: PC AV TO AV+ = NEWER WINDOWS PER V&I 8/23; RL23 - 2506: Add Central Air 2/23; RL22 - 2506: TLA 1315 TO 1638SF 8/21; RL18-CDU to AV=Norm 2/18; RL12 - added CA to 2508 per MV pic 9/11, 2506 = CDU = PR to FR, 2508: CDU & PC = FR to AV = updates 12/11; RL10- 1ST HOUSE PC FR TO AV = INT REMODEL, 2ND HO; **App-Com:** PUPinf1-121-2008-; **Val-Com:** FR24 - RL24, 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		87	125	0.98								30	50.00	95.00	20.00	20.00	5.380
Fron	1-Regular Lot - 1		40	125	0.98								30	50.00	95.00	20.00	20.00	4.460
Fron	2-Rear Lot - 2		47	100	0.89								30	50.00	95.00	20.00	20.00	-4.170

Total Market Land Value 5,670

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1900 **Est:** Yes
Eff Year:
MS Style: 2-Two Story
LBCSstruct: 1305-Dwelling converted to apa
No. of Units:
Total Living Area:
Calculated Area: 1,638
Main Floor Living Area: 838
Upper Floor Living Area Pct: 95.47
CDU: AV-
Phys/Func/Econ: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Conversion
Bsmt Type: 2-Crawl - 2
Total Rooms: 6 **Bedrooms:** 2
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 185,300
Percent Good: 42
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 77,820
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,670
Cost Building: 124,140
Cost Total: 129,810
Income Value: 0
Market Value: 120,300
MRA Value: 124,100
Weighted Estimate: 119,000

FINAL VALUES

Value Method: MKT
Land Value: 5,670
Building Value: 114,630
Final Value: 120,300
Prior Value: 89,200

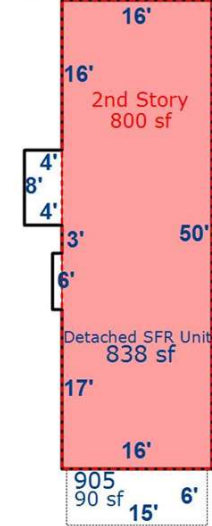
BUILDING COMMENTS

DwellCom: A1-15 0006sf , A2-10 0032sf , A3-13/13 0160sf , A4-11 0090sf; **DwellFunc:** RL24

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,638			
905-Raised Slab Porch with Roof	90			

2506 NE Thomas Ave



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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.00-FR

Year Blt: 1930 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 880

Main Floor Living Area: 880

Upper Floor Living Area Pct:

CDU: AV-

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 101,630

Percent Good: 44

Mkt Adj: 100 Eco Adj: 100

Building Value: 44,720

Other Improvement RCN: 14,520

Other Improvement Value: 1,600

CALCULATED VALUES

Cost Land: 5,670

Cost Building: 124,140

Cost Total: 129,810

Income Value: 0

Market Value: 120,300

MRA Value: 124,100

Weighted Estimate: 119,000

FINAL VALUES

Value Method: MKT

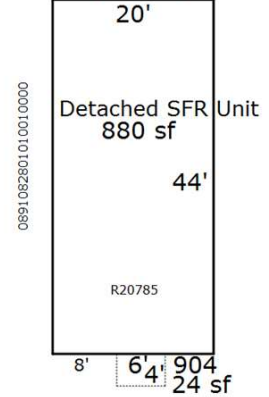
Land Value: 5,670

Building Value: 114,630

Final Value: 120,300

Prior Value: 89,200

2508 NE Thomas Ave



Sketch by Apex Media™

BUILDING COMMENTS

DwellCom: A1-61 0024sf; DwellFunc: RL24

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	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	1930			440	84	8	22 X 20	1	1	2					14,520	11	1,600

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	880			
904-Slab Porch with Roof	24		1.00	

