

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-40-20-002.00-0

Quick Ref: R22168

Tax Year: 2024

Run Date: 5/18/2024 3:22:03 AM

OWNER NAME AND MAILING ADDRESS

MEYER. JUSTIN M REVOCABLE TRUST

628 NE OAKLAND AVE
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

628 NE OAKLAND AVE
Topeka, KS 66616

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: R1
Neighborhood: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: D14 / 020
Tax Unit Group: 001-001



Image Date: 09/01/2023

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 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
08/30/2023	10:00 AM	VI	VI	MAM		
06/06/2023	11:20 AM	5	S	MAM		
02/28/2022	2:20 PM	6	S	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4.660	73.840	78.500

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	4.660	64.770	69.430

Total	4.660	73.840	78.500
Total	4.660	64.770	69.430

PARCEL COMMENTS

Prop-NC: RL24; **Prop-Com:** RL24 - PC = GD+ TO GD = OVERALL COND 6/23; RL22 - CDU/PC = AV-/AV+ to AV/GD+ = Kit Updates & Overall Cond 2/22, PC = AV TO AV+ = BATH UPDATES 9/21; RL- ADD C/AIR 8/03; QR- 8/25/03 MJV; **Val-Com:** FR24 - RL24, RS, Post Wgtd Est

TRACT DESCRIPTION

GARDEN PARK ADDITION, S28, T11, R16, Lot 8
+, OAKLAND AV LOTS 8-10 GARDEN PARK ADD
SECTION 28 TOWNSHIP 11 RANGE 16

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		50	125	0.98								30	50.00	95.00	20.00	20.00	4.660

Total Market Land Value 4,660

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 1.67-FR-
Year Blt: 1920 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 900
Main Floor Living Area: 900
Upper Floor Living Area Pct:
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: 2-Crawl - 2
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 111,150
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 62,240
Other Improvement RCN: 22,900
Other Improvement Value: 6,870

CALCULATED VALUES

Cost Land: 4,660
Cost Building: 69,110
Cost Total: 73,770
Income Value: 0
Market Value: 77,700
MRA Value: 77,200
Weighted Estimate: 78,500

FINAL VALUES

Value Method: WEIGHTED
Land Value: 4,660
Building Value: 73,840
Final Value: 78,500
Prior Value: 69,430

628 NE OAKLAND AVE

Detached SFR Unit
900 sf

45'

20'

6' 906
8' 48 sf

Sketch by Apex Media™

BUILDING COMMENTS

DwellCom: A1-61 0048sf; **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	2.00	1	1960			550	94	8	25 X 22	1.00	3	3					22,900	30	6,870

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	900			
906-Wood Deck with Roof	48			