

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-40-29-008.00-0

Quick Ref: R22318

Tax Year: 2024

Run Date: 5/15/2024 12:03:59 AM

OWNER NAME AND MAILING ADDRESS

HOUSING HELPER LLC

7130 SE US HWY 40
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

2904 NE SEWARD 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

TRACT DESCRIPTION

GARDEN PARK ADDITION, S28, T11, R16, Lot 62
+, SEWARD AVE LOTS 62-64 GARDEN PARK
ADD SECTION 28 TOWNSHIP 11 RANGE 16



Image Date: 08/11/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/09/2023	9:17 AM	VI	VI	MAM		
02/23/2021	1:30 PM	1	S	MAM	BUYERS SON	6
08/28/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0310	3,145	Garage	04/29/1994	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4.890	90.210	95.100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	4.890	75.750	80.640

Total	4.890	90.210	95.100	Total	4.890	75.750	80.640
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PARCEL COMMENTS

Prop-Com: RL14 - Add Central Air, PC = GD to AV+ = Ext per V & I 8/13; IV- 8/03; **App-Com:** INF-21510-2022-; **Val-Com:** FR22 - RS

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	140	1.03								30	50.00	95.00	20.00	20.00	4.890

Total Market Land Value 4,890

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1930 **Est:** Yes
Eff Year:
MS Style: 6-1 1/2 Story Unfinished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,152
Main Floor Living Area: 912
Upper Floor Living Area Pct: 26.32
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: 3-Partial - 3
Total Rooms: 4 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 181,270
Percent Good: 44
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 79,760
Other Improvement RCN: 23,210
Other Improvement Value: 6,960

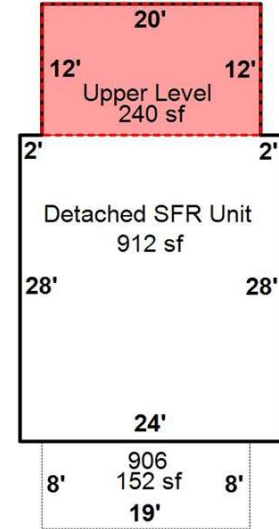
CALCULATED VALUES

Cost Land: 4,890
Cost Building: 86,720
Cost Total: 91,610
Income Value: 0
Market Value: 95,100
MRA Value: 94,600
Weighted Estimate: 98,700

FINAL VALUES

Value Method: MKT
Land Value: 4,890
Building Value: 90,210
Final Value: 95,100
Prior Value: 80,640

2904 NE Seward Ave



BUILDING COMMENTS

DwellCom: A1-1010 0240sf , A2-11 0152sf , A3-61 0015sf; **DwellPhys:** RL14; **DwellComp:** 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	1966			792	124	8	044 X 18	1	3	3					23,210	30	6,960

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		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	1,152			
801-Total Basement Area	336			
901-Open Slab Porch	288	3.00		1975
906-Wood Deck with Roof	152			