

## SNCAMA Property Record Card

Parcel ID: 089-109-29-0-40-08-011.00-0

Quick Ref: R24395

Tax Year: 2024

Run Date: 5/17/2024 5:12:59 AM

## OWNER NAME AND MAILING ADDRESS

HD RENTALS LLC

1608 NE SEWARD AVE  
TOPEKA, KS 66616

## PROPERTY SITUS ADDRESS

526 NE LIME ST  
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:** R2  
**Neighborhood:** 153.0 153.0 - OAKLAND  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 001-001



Image Date: 09/13/2023

## 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
09/07/2023	12:15 PM	VI	VI	MAM		
06/14/2021	9:20 AM	6	S	MAM		
08/31/2018	9:00 AM	VI	VI	MAM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SJN06	1	Interior Remodel	10/11/2005	C	100

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4.370	87.730	92.100

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	4.370	77.710	82.080

Total	4.370	87.730	92.100	Total	4.370	77.710	82.080
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## PARCEL COMMENTS

**Prop-NC:** RL18; **Prop-Com:** RL18-PC=GD+ to GD per Listing 2/18; RL14 - PC = EX to GD+ = Ext per V & I 8/13; RL- 3/2 BDRM, ADD CA 3/08; RL- PC 1/CDU GD/+ CA 3-06, AN-Complete Int/Ext Remod in 2005; **App-Com:** INF-22564-2022-; **Val-Com:** FR22 - RS

## TRACT DESCRIPTION

GORDONS, S29, T11, R16, Lot 62 +, LIME WAS  
LARCH ST LOTS 62-64 GORDONS ADD  
SECTION 29 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	107	0.92								30	50.00	95.00	20.00	20.00	4.370

Total Market Land Value 4,370

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1935 Est: Yes

Eff Year:

MS Style: 5-1 1/2 Story Finished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 974

Main Floor Living Area: 714

Upper Floor Living Area Pct: 36.41

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

Bsmnt Type: 4-Full - 4

Total Rooms: 5 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 133,850

Percent Good: 63

Mkt Adj: 100 Eco Adj: 100

Building Value: 84,330

Other Improvement RCN: 0

Other Improvement Value: 0

## CALCULATED VALUES

Cost Land: 4,370

Cost Building: 84,330

Cost Total: 88,700

Income Value: 0

Market Value: 92,100

MRA Value: 93,300

Weighted Estimate: 91,000

## FINAL VALUES

Value Method: MKT

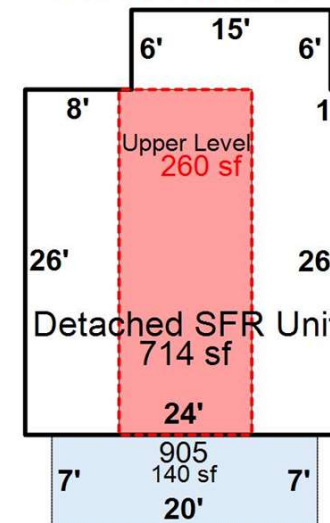
Land Value: 4,370

Building Value: 87,730

Final Value: 92,100

Prior Value: 82,080

526 NE Lime St



## BUILDING COMMENTS

DwellCom: A1-10 0090sf , A2-11 0140sf; DwellComp: OBY cond = A

## 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	974			
801-Total Basement Area	624			
901-Open Slab Porch	261	3.00		2006
905-Raised Slab Porch with Roof	140			