

SNCAMA Property Record Card

Parcel ID: 089-132-04-0-20-06-008.01-4

Quick Ref: R30594

Tax Year: 2024

Run Date: 5/18/2024 7:47:10 AM

OWNER NAME AND MAILING ADDRESS

HERRICK, STEVEN R

2620 SE ILLINOIS AVE
TOPEKA, KS 66605-1423

PROPERTY SITUS ADDRESS

1103 SE REPUBLICAN AVE
Topeka, KS 66607

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: 150.0 150.0 - EASTBORO & IRV
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

S04, T12, R16, TR BEG 30' W OF SE COR OF S
1/2 N 1/2 SW 1/4 NW 1/4 NW 1/4 SEC 4-12-16 TH
W 150' TH N 50' TH E 150' TH S 50' TO POB

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	180	1.08								65	100.00	18.00	10.00	10.00	1.400

Total Market Land Value 1,400



Image Date: 11/14/2023

PROPERTY FACTORS

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

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1.400	28.800	30.200

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1.400	27.090	28.490

Total	1.400	28.800	30.200	Total	1.400	27.090	28.490
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PARCEL COMMENTS

Prop-NC: RL23; **Prop-Com:** RL23 - Remove Heat, Correct Garage, PC = AV- to PR = No Bath/Int Cond per 2023 Informal 4/23; BP - INT REHAB 10/22, NOT YET STARTED 11/23; RL20 - PC = AV to AV- = Dated Int 1/20; RL10-CDU FAIR TO POOR 5/29/09; **App-Com:** INF-23659-2023-; **Val-Com:** INF23 - Data/PC Change Post PYV per 2023 Informal

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1940 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 864
Main Floor Living Area: 864
Upper Floor Living Area Pct:
CDU: PR
Phys/Func/Econ: PR / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt 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: 147,720
Percent Good: 21
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 31,020
Other Improvement RCN: 28,950
Other Improvement Value: 6,080

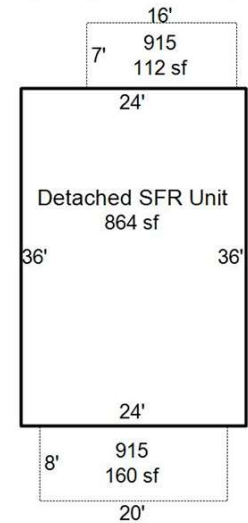
CALCULATED VALUES

Cost Land: 1,400
Cost Building: 37,100
Cost Total: 38,500
Income Value: 0
Market Value: 33,400
MRA Value: 29,400
Weighted Estimate: 34,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 1,400
Building Value: 28,800
Final Value: 30,200
Prior Value: 28,490

1103 SE REPUBLICAN AVE



BUILDING COMMENTS

DwellCom: A1-13 0112sf , A2-13 0160sf; **DwellFunc:** RL20

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	2.00	1	1981			768	112	8	32 X 24	1.00	2	2					28,950	21	6,080

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
213-Metal, Formed Seams		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	864			
801-Total Basement Area	864			
915-Enclosed Wood Deck, Solid Wall	112			
915-Enclosed Wood Deck, Solid Wall	160			