

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-20-16-006.00-0

Quick Ref: R35386

Tax Year: 2024

Run Date: 5/19/2024 2:39:17 PM

OWNER NAME AND MAILING ADDRESS

GARCIA, OSCAR L

2320 SE VIRGINIA AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2320 SE VIRGINIA AVE
Topeka, KS 66605

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: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001



Image Date: 06/07/2022

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
05/23/2022	1:00 PM	5	S	JGW		
07/14/2021	3:15 PM	5	S	KJH		
08/21/2019	3:23 PM	VI	VI	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
91152	6,147		09/30/1991	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.630	97.500	100.130
Total	2.630	97.500	100.130

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2.630	91.830	94.460
Total	2.630	91.830	94.460

PARCEL COMMENTS

Prop-Com: RL20 +A/C PER V&I 8/19; RL- MINUS C/AIR 9/03; **Val-Com:** FR23 - RS

TRACT DESCRIPTION

HIGHLAND PARK, S08, T12, R16, Lot 18 +,
VIRGINIA AVE LOTS 18-20 HIGHLAND PARK
ADD SECTION 08 TOWNSHIP 12 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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	150	1.00								9	75.00	40.00	15.00	15.00	2.630

Total Market Land Value 2,630

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-20-16-006.00-0

Quick Ref: R35386

Tax Year: 2024

Run Date: 5/19/2024 2:39:17 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1928 **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: 960
Main Floor Living Area: 720
Upper Floor Living Area Pct: 33.33
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: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 155,540
Percent Good: 57
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 88,650
Other Improvement RCN: 22,250
Other Improvement Value: 9,790

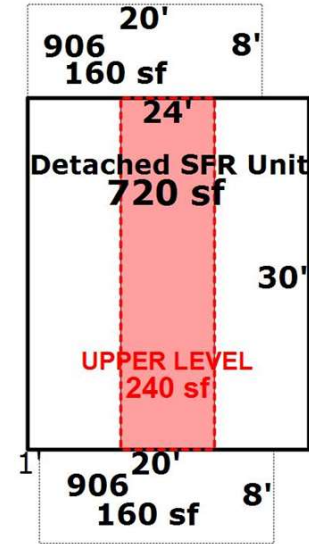
CALCULATED VALUES

Cost Land: 2,630
Cost Building: 98,440
Cost Total: 101,070
Income Value: 0
Market Value: 100,800
MRA Value: 104,900
Weighted Estimate: 99,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 2,630
Building Value: 97,500
Final Value: 100,130
Prior Value: 94,460

2320 SE Virginia Ave



BUILDING COMMENTS

DwellCom: A1-82 0160sf , A2-11 0160sf; **DwellFunc:** RL20; **DwellComp:** PF, OBY cond = A

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	1991			528	92	8	24 X 22	1.00	3	3					22,250	44	9,790

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		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	960			
641-Single 1-Story Fireplace	1			
721-Carport, Flat Roof	240	2.00		1995
801-Total Basement Area	720			
906-Wood Deck with Roof	160	1.00		

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	160			