

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-30-18-010.00-0

Quick Ref: R35880

Tax Year: 2024

Run Date: 5/19/2024 12:08:33 AM

OWNER NAME AND MAILING ADDRESS

STAFFORD, DENNIS & SONJA TRUST

111 B RIVERVIEW DR
WAMEGO, KS 66547-1932

PROPERTY SITUS ADDRESS

2743 SE MARYLAND 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: R2
Neighborhood: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: J11 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND PARK, S08, T12, R16, Lot 233 +,
MARYLAND AVE S 2.5 FT LOT 233 ALL LOTS
235-237-239 HIGHLAND PARK ADD SECTION 08
TOWNSHIP 12 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

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

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:

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	3.050	118.150	121.200
Total	3.050	118.150	121.200

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	3.050	111.290	114.340
Total	3.050	111.290	114.340

PARCEL COMMENTS

Prop-NC: AV22, RL22, RL21; **Prop-Com:** RL22 - PC FR TO AV+ = ROOF, CABINETS, FLOORING & LIGHTING 7/21; BP - INT/EXT UPDATED 100% 7/21; BP - 20% FLOORING INSTALLED, CHECK BACK FOR MORE INT WORK 11/20; RL21 - PC AV TO FR = DATED IN 7/2020; AN- ATTIC EST = 528 SQ FT 9/03; RL- ATTIC 4 TO 5 9/03; **Val-Com:** fr22 - rl22

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		78	150	1.00								9	75.00	40.00	15.00	15.00	3.050

Total Market Land Value 3,050**Image Date:** 07/09/2021

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/08/2021	12:45 PM	1	P	KJH	TENANT	2
11/16/2020	3:20 PM	6	P	KJH		
07/24/2020	2:16 PM	1	S	MDS	BUILDER	4

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MDS21	1	Interior/Exterior Remodel	07/24/2020	C	100

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-30-18-010.00-0

Quick Ref: R35880

Tax Year: 2024

Run Date: 5/19/2024 12:08:33 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1945 **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: 1,630
Main Floor Living Area: 1,154
Upper Floor Living Area Pct: 41.24
CDU: AV
Phys/Func/Econ: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:** 1
Garage Cap: 1
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 220,810
Percent Good: 62
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 136,900
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 3,050
Cost Building: 136,900
Cost Total: 139,950
Income Value: 0
Market Value: 135,500
MRA Value: 137,400
Weighted Estimate: 135,100

FINAL VALUES

Value Method: IDXVAL
Land Value: 3,050
Building Value: 118,150
Final Value: 121,200
Prior Value: 114,340

BUILDING COMMENTS

DwellCom: A1-10 0120sf , A2-16 0026sf , A3-11 0042sf; **DwellFunc:** RL22; **DwellComp:** OBY cond = F

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,630			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,008			
805-Basement Garage, Single	1			
901-Open Slab Porch	266	3.00	1950	
905-Raised Slab Porch with Roof	42			

