

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-40-01-008.00-0

Quick Ref: R38106

Tax Year: 2024

Run Date: 5/18/2024 6:33:26 AM

OWNER NAME AND MAILING ADDRESS

HAAS ENTERPRISES LLC

3103 NW BUTTON RD
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

532 SE 33RD TER
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: 134.0 134.0 - HIGHLAND CRES
Economic Adj. Factor:
Map / Routing: L10 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND CREST #2 RP B11, S18, T12, R16,
BLOCK 11, Lot 12, SE 33RD TERR BLK 11 LOT
12 REPLAT BLK 11 HIGHLAND CREST NO 2
SECTION 18 TOWNSHIP 12 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		55	113	0.97								51	57.00	35.00	10.00	10.00	1,920

Total Market Land Value 1,920



Image Date: 10/21/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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	1,920	81,460	83,380
Total	1,920	81,460	83,380

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	1,920	75,280	77,200
Total	1,920	75,280	77,200

PARCEL COMMENTS

Prop-Com: RL- ADD CA 9/03; RL- RMV CANOPY 9/03

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1953 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 928

Main Floor Living Area: 928

Upper Floor Living Area Pct:

CDU: PR

Phys/Func/Econ: GD / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmt Type: 1-Slab - 1

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap: 1

Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 132,500

Percent Good: 25

Mkt Adj: 100 Eco Adj: 100

Building Value: 33,120

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 1,920

Cost Building: 33,120

Cost Total: 35,040

Income Value: 0

Market Value: 90,400

MRA Value: 86,800

Weighted Estimate: 91,000

FINAL VALUES

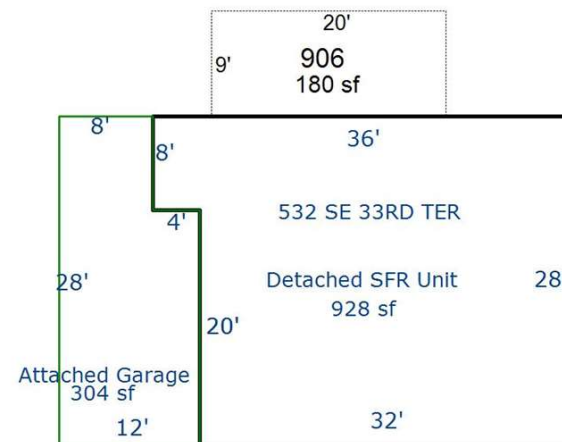
Value Method: IDXVAL

Land Value: 1,920

Building Value: 81,460

Final Value: 83,380

Prior Value: 77,200



BUILDING COMMENTS

DwellCom: A1-69 0304sf

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			
621-Slab on Grade	928			
701-Attached Garage	304			
903-Wood Deck	90			
906-Wood Deck with Roof	180			