

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-40-09-045.00-0

Quick Ref: R38248

Tax Year: 2024

Run Date: 4/29/2024 11:43:27 PM

OWNER NAME AND MAILING ADDRESS

SENT HOLDINGS LLC

455 SE GOLF PARK BLVD
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

3517 SE GIRARD ST
Topeka, KS 66605

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high **Sfx:** 0
Activity: 1000 Residential activities
Ownership: 1100 Private-fee simple
Site: 4000 Developed site - no buildings

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V
Living Units:
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, S18, T12, R16, BLOCK
20, Lot 12, GIRARD ST BLK 20 LOT 12
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		60	130	1.04								51	57.00	35.00	10.00	10.00	2,110

Total Market Land Value 2,110



Image Date: 09/13/2022

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
V	2,110		2,110
Total	2,110	0	2,110

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	2,110		2,110
Total	2,110	0	2,110

PARCEL COMMENTS

Prop-NC: RL23; **Prop-Com:** RL23 - DWELLING DEMO BP = 100% 9/2022; BP - NOTHING DONE 12/21; RL22 - CDU/PC TO UN/VP = FIRE DAMAGE 5/2021;
Val-Com: FR23 - dwelling demo'd 1/23; FR22- posted cost du

