

SNCAMA Property Record Card

Parcel ID: 089-135-16-0-10-01-045.00-0

Quick Ref: R40425

Tax Year: 2024

Run Date: 5/20/2024 1:09:46 PM

OWNER NAME AND MAILING ADDRESS

PUGH. MICHAEL G & GWENDOLYN L

2720 SE 30TH TER
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2720 SE 30TH 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: 140.0 140.0 - ROLLING MEADOW
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 010-010

TRACT DESCRIPTION

S16, T12, R16, ACRES 4.93, BEG 792 S & 30 W
NE COR NE 1/4, S 196, W 190(S), S 200, W 220,
N 15, W 220, N 381, E 630(S) TO POB



Image Date: 08/03/2023

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/20/2023	10:18 AM	VI	VI	JRS		
08/02/2023	9:35 AM	5	S	JRS		
08/15/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	35.610	247.990	283.600

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	31.830	190.470	222.300

Total	35.610	247.990	283.600	Total	31.830	190.470	222.300
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PARCEL COMMENTS

Prop-NC: RL24; **Prop-Com:** RL24 PC AV TO AV+= OVERALL COND FOR AGE 12/23; QR- 7/06; **Val-Com:** FR24 DC RS POSTED WTD EST

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
Acre	1-Primary Site - 1	4.93											43	1.00	25,000.00	2,700.00	2,700.00	35,610

Total Market Land Value 35,610

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1961 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,545

Main Floor Living Area: 1,545

Upper Floor Living Area Pct:

CDU: AV

Phys/Func/Econ: AV+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmnt Type: 4-Full - 4

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths:

Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 309,810

Percent Good: 68

Mkt Adj: 100 Eco Adj: 100

Building Value: 210,670

Other Improvement RCN: 29,150

Other Improvement Value: 7,080

CALCULATED VALUES

Cost Land: 35,610

Cost Building: 217,750

Cost Total: 253,360

Income Value: 0

Market Value: 275,300

MRA Value: 262,600

Weighted Estimate: 283,600

FINAL VALUES

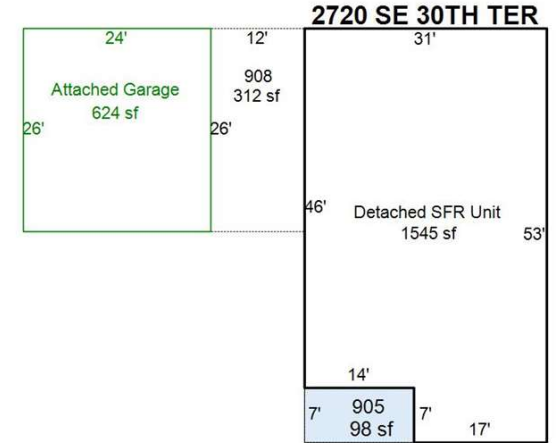
Value Method: WEIGHTED

Land Value: 35,610

Building Value: 247,990

Final Value: 283,600

Prior Value: 222,300



BUILDING COMMENTS

DwellCom: A1-11 0098sf , A2-13 0312sf , A3-19 0624sf; DwellComp: OBY cond = A, OBY cond = A; OthInfo: *MVP* OBY cond = F, *MVP* OBY cond = F

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	1.00	1	1970			676	104	8	026 X 26	1	2	3					19,580	21	4,110
2	133-Prefabricated Storage Shed	D	3.00	1	1980			96		8	8 X 12	1.00	2						3,830	31	1,190
3	133-Prefabricated Storage Shed	D	1.00	1	1970			312		8		1	2						5,740	31	1,780

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,545			
701-Attached Garage	624			
736-Garage Finish, Attached	624			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	1,545			
802-Minimal Finish Area	932			
901-Open Slab Porch	312		3.00	1980
901-Open Slab Porch	200		3.00	1980
905-Raised Slab Porch with Roof	98			
908-Enclosed Porch, Knee Walls w/Glass	312			