

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-02-005.00-0

Quick Ref: R43335

Tax Year: 2024

Run Date: 5/18/2024 6:11:54 AM

OWNER NAME AND MAILING ADDRESS

JPA SANCHEZ PROPERTIES RENTAL LLC

2331 SW BURNETT RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

1248 SW CLAY ST
Topeka, KS 66604

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: 130.1 130.1 - HUNTOON-17TH.
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

THROOP'S ADDITION, S01, T12, R15, Lot 494 +,
CLAY ST LOT 494-N 15 FT LOT 496 THROOPS
ADD SECTION 01 TOWNSHIP 12 RANGE 15



Image Date: 08/12/2021

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
08/11/2021	11:30 AM	1	S	MAM	JUAN	1
08/27/2020	12:55 PM	VI	VI	MAM		
07/15/2016	9:00 AM	VI	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
KAE09	1	Interior Remodel	05/27/2008	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.180	84.590	86.770

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2.180	79.680	81.860

Total	2.180	84.590	86.770	Total	2.180	79.680	81.860
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PARCEL COMMENTS

Prop-NC: RL22; **Prop-Com:** RL22 - PC AV+ TO GD = MINOR INT UPDATES 9/2021; RL14-REMOVED GARAGE, PC GD TO AV+, CDU AV TO AV- 6/13; BP- INT REMOD 100%, PC PR TO GD, CDU PR TO AV, CHNGD SQ FT TO 1582, 10/31/08; BP = remod int 5/08;; **Val-Com:** FR22 - RL22

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		40	162	1.09								49	50.00	42.00	10.00	10.00	2.180

Total Market Land Value 2,180

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1910 **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: 1,627
Main Floor Living Area: 1,273
Upper Floor Living Area Pct: 27.81
CDU: AV-
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 3-Partial - 3
Total Rooms: 7 **Bedrooms:** 4
Family Rooms:
Full Baths: 1 **Half Baths:** 1
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 224,380
Percent Good: 42
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 94,240
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 2,180
Cost Building: 94,240
Cost Total: 96,420
Income Value: 0
Market Value: 100,200
MRA Value: 99,100
Weighted Estimate: 102,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 2,180
Building Value: 84,590
Final Value: 86,770
Prior Value: 81,860

BUILDING COMMENTS

DwellCom: A1-5010/10 0154sf , A2-12 0020sf , A3-50/10 0065sf , A4-50/15 0044sf , A5-11 0154sf; **DwellFunc:** RL22

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,627			
801-Total Basement Area	764			
903-Wood Deck	70	3.00	2008	
906-Wood Deck with Roof	20			
906-Wood Deck with Roof	154			

