

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-10-28-001.00-0

Quick Ref: R43719

Tax Year: 2024

Run Date: 5/15/2024 7:14:48 PM

OWNER NAME AND MAILING ADDRESS

DREAM MAKERS REAL ESTATE PROS LL

PO BOX 82
BERRYTON, KS 66409

PROPERTY SITUS ADDRESS

1601 SW CENTRAL PARK AVE
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



Image Date: 07/25/2023

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
08/24/2020	12:46 PM	VI	VI	MAM		
07/15/2016	9:00 AM	VI	VI	MJV		
06/15/2010	11:59 AM	NP	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM24	1	Interior/Exterior Remodel	08/02/2023	O	

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.100	51.200	53.300
Total	2.100	51.200	53.300

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2.100	49.330	51.430
Total	2.100	49.330	51.430

TRACT DESCRIPTION

EDWARDS TRACT, S01, T12, R15, Lot 569 +,
CENTRAL PARK WAS CLAY ST LOT 569 & N 1/2
OF LOT 571 EDWARDS TRACT SUB SECTION
01 TOWNSHIP 12 RANGE 15

PARCEL COMMENTS

Prop-NC: RL24; **Prop-Com:** RL24 - CDU = FR- TO PR = OVERALL COND 8/2023; RL17 - CDU FR/FR- PER V & I 7/16; AN- AVG PC 1/03 MJV; **Val-Com:** FR24 - RL24, RS, Post Mkt

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		38	150	1.06								49	50.00	42.00	10.00	10.00	2.100

Total Market Land Value 2,100

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.33-AV+

Year Blt: 1910 Est: Yes

Eff Year:

MS Style: 8-2 1/2 Story Unfinished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,665

Main Floor Living Area: 960

Upper Floor Living Area Pct: 73.44

CDU: PR

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 09-Old Style

Bsmt Type: 4-Full - 4

Total Rooms: 8 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 257,740

Percent Good: 16

Mkt Adj: 100 Eco Adj: 100

Building Value: 41,240

Other Improvement RCN: 15,500

Other Improvement Value: 2,630

CALCULATED VALUES

Cost Land: 2,100

Cost Building: 43,870

Cost Total: 45,970

Income Value: 0

Market Value: 53,300

MRA Value: 53,500

Weighted Estimate: 50,300

FINAL VALUES

Value Method: MKT

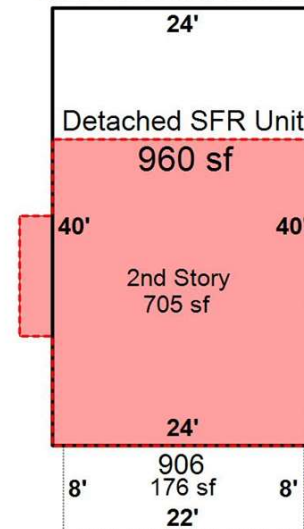
Land Value: 2,100

Building Value: 51,200

Final Value: 53,300

Prior Value: 51,430

1601 SW Central Park Ave



BUILDING COMMENTS

DwellCom: A1-16 0033sf , A2-50/10 0288sf , A3-11 0176sf; DwellFunc: RL24

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCls	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	1967			480	88	8	24 X 20	1.00	2	2					15,500	17	2,630

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,665			
801-Total Basement Area	960			
906-Wood Deck with Roof	176			