

SNCAMA Property Record Card

Parcel ID: 089-141-02-0-10-27-008.00-0

Quick Ref: R45408

Tax Year: 2024

Run Date: 5/18/2024 12:39:35 PM

OWNER NAME AND MAILING ADDRESS

GOOCH. MICHAEL A & FELICIA M

1521 SW CAMPBELL AVE
TOPEKA, KS 66604-2615

PROPERTY SITUS ADDRESS

1524 SW COLLINS 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: 129.0 129.0 - SW HUNTOON-21
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001



Image Date: 11/28/2022

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
11/23/2022	9:25 AM	6	P	SJN		
08/02/2022	12:05 PM	6	P	SJN		
12/01/2021	1:50 PM	6	P	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MDS21		Fire Damage	02/12/2020	IC	

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	9.190	16.710	25.900
Total	9.190	16.710	25.900

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	9.190	15.020	24.210
Total	9.190	15.020	24.210

PARCEL COMMENTS

Prop-Com: BP - NO CHANGE 11/22, 11/20, NO CHANGE 6/21, 12/21, 8/22; RL21 - CDU GD TO VP & PC AV TO VP PER FIRE DAMAGE 7/2020; QR 8/10; IH- 95 VAL=COST 95 HOP QR 8/04; **Val-Com:** FR21- RL, posted cst

TRACT DESCRIPTION

EUCLID PARK , Lot 48 + , COLLINS AVE LOTS
48-50 EUCLID PARK ADD SECTION 02
TOWNSHIP 12 RANGE 15

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		50	125	0.98								25	65.00	150.00	25.00	25.00	9.190

Total Market Land Value 9,190

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1923 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 860
Main Floor Living Area: 860
Upper Floor Living Area Pct:
CDU: VP
Phys/Func/Econ: VP / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 139,780
Percent Good: 6
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 8,390
Other Improvement RCN: 12,790
Other Improvement Value: 2,690

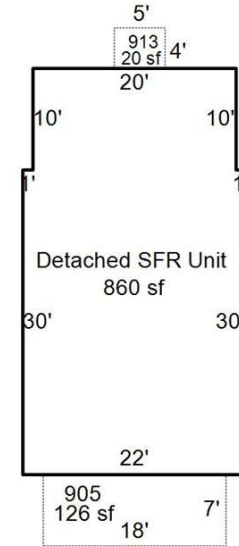
CALCULATED VALUES

Cost Land: 9,190
Cost Building: 11,080
Cost Total: 20,270
Income Value: 0
Market Value: 47,400
MRA Value: 44,500
Weighted Estimate: 47,400

FINAL VALUES

Value Method: IDXVAL
Land Value: 9,190
Building Value: 16,710
Final Value: 25,900
Prior Value: 24,210

1524 SW COLLINS AVE



BUILDING COMMENTS

DwellCom: A1-10 0200sf , A2-12 0020sf , A3-11 0126sf; **DwellFunc:** RL21; **DwellComp:** OBY cond = F

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	1940			352	76	8	022 X 16	1	2	3					12,790	21	2,690

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	860			
801-Total Basement Area	660			
901-Open Slab Porch	72	3.00		1950
905-Raised Slab Porch with Roof	126			
913-Enclosed Wood Deck, Screened Walls	20			