

## SNCAMA Property Record Card

Parcel ID: 089-141-12-0-10-14-007.00-0

Quick Ref: R47179

Tax Year: 2024

Run Date: 5/19/2024 12:35:57 AM

## OWNER NAME AND MAILING ADDRESS

UNRUH. EMILY M

1234 SW 25TH ST  
TOPEKA, KS 66611

## PROPERTY SITUS ADDRESS

1234 SW 25TH ST  
Topeka, KS 66611

## 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:** 122.0 122.0 - SW 21ST-27, LINC  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 002-002

## TRACT DESCRIPTION

JOHN E LEWIS SUB, S12, T12, R15, Lot 7, BEG  
AT SE COR LT 7, W 135.48, NW 70(S), NE 50(S),  
SE 163.22, SW 35 TO POB SECTION 12  
TOWNSHIP 12 RANGE 15

## MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**Fronting:** Cul-De-Sac - 6  
**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:**

## PARCEL COMMENTS

**Prop-NC:** RL23; **Prop-Com:** RL23 - CDU/PC = AV/AV- TO GD/VG+ = KIT, BATH, ELECT, PUMB UPDATES 7/22; BP - NO MAJOR CHANGE 1/22; RL21 - PC = AV TO AV  
- PER V&I 9/20; RL11-QUALITY FAIR PLUS TO FAIR; PC AVERAGE TO FAIR 6/9/10; RL11- PC FAIR TO AVERAGE DUE TO \$17,000 IN 2007 REMODELING PER QR  
12/7/10; **Val-Com:** FR23 - RL23, Post Wgtd Est

## 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	3-Irregular Lot - 3		105	172	1.11								32	65.00	40.00	15.00	15.00	3.550

Total Market Land Value 3,550



Image Date: 06/28/2022

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/27/2022	12:55 PM	5	S	MAM		
12/21/2021	9:35 AM	6	P	MAM		
08/11/2021	9:10 AM	6	S	MAM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM22	1	Interior/Exterior Remodel	08/11/2021	C	100

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	3.550	122.590	126.140

Total	3.550	122.590	126.140
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## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	3.550	115.450	119.000

Total	3.550	115.450	119.000
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DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.00-FR  
**Year Blt:** 1955 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,024  
**Main Floor Living Area:** 1,024  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**Phys/Func/Econ:** VG+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

COMP SALES INFORMATION

**Arch Style:** 02-Ranch  
**Bsmt Type:** 1-Slab - 1  
**Total Rooms:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:**  
**Foundation:** None - 1

IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 115,280  
**Percent Good:** 72  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 83,000  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

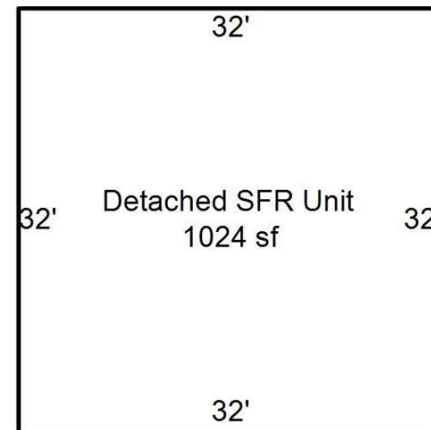
CALCULATED VALUES

**Cost Land:** 3,550  
**Cost Building:** 83,000  
**Cost Total:** 86,550  
**Income Value:** 0  
**Market Value:** 130,500  
**MRA Value:** 122,000  
**Weighted Estimate:** 131,500

FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 3,550  
**Building Value:** 122,590  
**Final Value:** 126,140  
**Prior Value:** 119,000

1234 SW 25TH ST



BUILDING COMMENTS

**DwellFunc:** RL23; **DwellComp:** OBY cond = F

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,024			
901-Open Slab Porch	136	2.00	1990	
901-Open Slab Porch	64	3.00	2022	