SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-15-016.00-0 **Quick Ref:** R53548 **Tax Year:** 2022 **Run Date:** 3/29/2024 10:22:21 AM

OWNER NAME AND MAILING ADDRESS

KIRBY. ANDREW & MEGAN

2843 SW JAMES ST
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2843 SW JAMES ST
Topeka, KS 66614



Image Date: 09/06/2016

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/31/2016	9:00 AM	VI	VI	MAM		
08/17/2011	10:59 AM	NP	VI	MAM		
07/07/2005	8:00 AM	NP	VI	LMJ		

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

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R1
Neighborhood: 117.0 117.0 - PARKLAND
Economic Adj. Factor:
Map / Routing: J04 / 020
Tax Unit Group: 001-001

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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:

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	11,860	131,040	142,900
Total	11,860	131,040	142,900

2021 APPRAISED VALUE

Cls	Land	Building	Total
R	10,140	119,190	129,330
Total	10,140	119,190	129,330

TRACT DESCRIPTION

PARKLAND SUB , BLOCK 5 , Lot 16 , JAMES ST LOT 16 EXCEPT N 11 FT BLK 5 PARKLAND SUB SECTION 10 TOWNSHIP 12 RANGE 15

PARCEL COMMENTS

Prop-NC: RL22; **Prop-Com:** RL22 CDU GD TO AV = DRIVEWAY ACCESS 29TH ST 1/22; RL- + 113'REC 10/04 QR 10/04; **Val-Com:** FR22 - RL22 = CDU LOWERED, RS, MRA

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

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		67	115	0.98								146	70.00	175.00	50.00	50.00	11,860

Total Market Land Value 11,860

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-15-016.00-0 **Quick Ref:** R53548 **Tax Year:** 2022 **Run Date:** 3/29/2024 10:22:21 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1962 **Est:**
Eff Year:
MS Style: 2-Two Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,920
Main Floor Living Area: 960
Upper Floor Living Area Pct: 100.00
CDU: AV
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:** 1
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

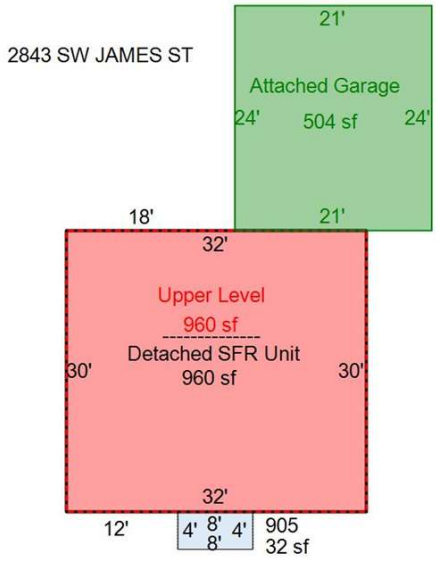
Dwelling RCN: 231,550
Percent Good: 65
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 150,510
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 11,860
Cost Building: 150,510
Cost Total: 162,370
Income Value: 0
Market Value: 144,500
MRA Value: 142,900
Weighted Estimate: 147,200

FINAL VALUES

Value Method: MRA
Land Value: 11,860
Building Value: 131,040
Final Value: 142,900
Prior Value: 129,330



BUILDING COMMENTS

DwellCDU: CDU Rsn: LN**; DwellCom:** A1-19 0504sf , A2-11 0032sf

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,920			
642-Single 2-Story Fireplace	1			
701-Attached Garage	504			
736-Garage Finish, Attached	504			
801-Total Basement Area	960			
802-Minimal Finish Area	480			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	32			