SNCAMA Property Record Card

Date

09/19/2022

09/19/2022

06/29/2022

Number

Time

9:02 AM

9:02 AM

11:15 AM

Code

VΙ

8

3

Amount Type

Parcel ID: 089-142-10-0-40-15-016.00-0 Quick Ref: R53548 Tax Year: 2024 Run Date: 4/28/2024 11:08:47 PM

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

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: 117.0 - PARKLAND

Economic Adi. Factor:

Map / Routing: J04 / 020

Tax Unit Group: 001-001



Image Date: 09/23/2022

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 Quantity: Adequate - 2
Parking Proximity: On Site - 3

Parking Covered: Parking Uncovered:

Cls Total Cls Total Land Building Land Building R 11,860 303,170 315,030 R 11,860 285,340 297,200 Total 11,860 303,170 315,030 Total 11,860 285,340 297,200

INSPECTION HISTORY

SJN

JRS

SJN

BUILDING PERMITS

Appraiser

Contact

Issue Date

Status

2023 APPRAISED VALUE

Code

% Comp

Reason

VΙ

QC

S

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

Prop-NC: RL24, AV23; **Prop-Com:** RL24-pc ex to vg+ = overall condition per INF24 4/24; RL23 - CDU/PC AV/AV TO VG/EX = EXTENSIVE REMODEL (KIT, BATHS, MFLA, WINDOWS, ELEC, PLUMBING & HVAC) +FULL BATH, +830 SF FBLA 5/22; AN - CDU EX TO VG = DRIVEWAY ACCESS 29TH ST; RL- + 113'REC 10/04 QR 10/04; **App-Com:** INF-28471-2024-; **Val-Com:** INF24-pc ex to vg+, MRA

PARCEL COMMENTS

2024 APPRAISED VALUE

MISCELLANEOUS IMPROVEMENT VALUES

Class

Value

Reason Code

Class

Value

Reason Code

MARKET LAND INFORMATION																		
Method	Туре	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

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DWELLING INFORMATION	COMP SALES IN

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:1,920Main Floor Living Area:960Upper Floor Living Area Pct:100.00

CDU: VG

Phys/Func/Econ: VG+//

Ovr Pct Gd/Rsn:

Remodel: Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 3

Family Rooms:

Full Baths: 3 Half Baths: 1

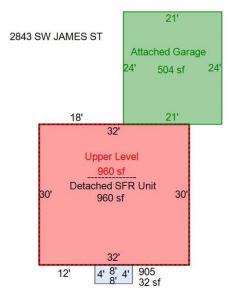
Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY							
Dwelling RCN:	319,140						
Percent G	79						
Mkt Adj:	100	Eco Adj:	100				
Building Value	252,120						
Other Improve	0						
Other Improve	0						

CALCULATED VALUES					
Cost Land:	11,860				
Cost Building:	252,120				
Cost Total:	263,980				
Income Value:	0				
Market Value:	299,700				
MRA Value:	302,300				
Weighted Estimate:	298,600				
FINAL VALUES					

FINAL VALUES						
Value Method:	MRA					
Land Value:	11,860					
Building Value:	290,440					
Final Value:	302,300					
Prior Value:	297,200					



BUILDING COMMENTS

DwellCDU: CDU Rsn: LN; DwellCom: A1-19 0504sf , A2-11 0032sf; DwellFunc: RL23

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	13							
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							
803-Partition Finish Area	830							

DWELLING COMPONENTS								
Code	Units	Pct	Quality	Year				
905-Raised Slah Porch with Roof	32							