

SNCAMA Property Record Card

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: 117.0 117.0 - PARKLAND
Economic Adj. Factor:
Map / Routing: J04 / 020
Tax Unit Group: 001-001

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

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	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



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 Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	11.860	303.170	315.030

Total	11.860	303.170	315.030
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2023 APPRAISED VALUE

Cls	Land	Building	Total
R	11.860	285.340	297.200

Total	11.860	285.340	297.200
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PARCEL COMMENTS

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

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DWELLING INFORMATION		COMP SALES INFORMATION	
Res Type:	1-Single-Family Residence	Arch Style:	04-Conventional
Quality:	3.00-AV	Bsmt Type:	4-Full - 4
Year Blt:	1962	Est:	Total Rooms: 6 Bedrooms: 3
Eff Year:			Family Rooms:
MS Style:	2-Two Story		Full Baths: 3 Half Baths: 1
LBCSStruct:	1110-Detached SFR unit		Garage Cap: 2
No. of Units:			Foundation: Concrete - 2
Total Living Area:			
Calculated Area:	1,920		
Main Floor Living Area:	960		
Upper Floor Living Area Pct:	100.00		
CDU:	VG		
Phys/Func/Econ:	VG+ / /		
Ovr Pct Gd/Rsn:			
Remodel:			
Percent Complete:			
Assessment Class:			
MU Cls/Pct:			

DWELLING INFORMATION			COMP SALES INFORMATION			IMPROVEMENT COST SUMMARY				
Res Type:	1-Single-Family Residence		Arch Style:	04-Conventional		Dwelling RCN:	319,140			
Quality:	3.00-AV		Bsmt Type:	4-Full - 4		Percent Good:	79			
Year Blt:	1962	Est:	Total Rooms:	6	Bedrooms:	3	Mkt Adj:	100	Eco Adj:	100
Eff Year:			Family Rooms:			Building Value:	252,120			
MS Style:	2-Two Story		Full Baths:	3	Half Baths:	1	Other Improvement RCN:	0		
LBCSstruct:	1110-Detached SFR unit		Garage Cap:	2		Other Improvement Value:	0			
No. of Units:			Foundation:	Concrete - 2		CALCULATED VALUES				
Total Living Area:						Cost Land:	11,860			
Calculated Area:	1,920					Cost Building:	252,120			
Main Floor Living Area:	960					Cost Total:	263,980			
Upper Floor Living Area Pct:	100.00					Income Value:	0			
CDU:	VG					Market Value:	299,700			
Phys/Func/Econ:	VG+ / /					MRA Value:	302,300			
Ovr Pct Gd/Rsn:						Weighted Estimate:	298,600			
Remodel:						FINAL VALUES				
Percent Complete:						Value Method:	MRA			
Assessment Class:						Land Value:	11,860			
MU Cls/Pct:						Building Value:	290,440			
						Final Value:	302,300			
						Prior Value:	297,200			

BUILDING COMMENTS
DwellICDU: 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 Slab Porch with Roof	32			

