

SNCAMA Property Record Card

Parcel ID: 089-148-28-0-10-02-001.09-0

Quick Ref: R66512

Tax Year: 2024

Run Date: 5/18/2024 8:45:42 PM

OWNER NAME AND MAILING ADDRESS

TREMBLAY, MICHAEL A & ASHLEY N

4713 SW FAIRLAWN RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

4713 SW FAIRLAWN RD
Topeka, KS 66610

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: RR1
Neighborhood: 594.0 594.0 - SW 10TH-61ST, AL
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 600-600

TRACT DESCRIPTION

S28 , T12 , R15 , BEG 977.34' N OF SE COR
NE1/4 TH W 655' N 200' E 655' S 200' TO POB
LE SS ROW



Image Date: 10/23/2023

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/20/2023	10:10 AM	5	S	TKS		
07/25/2022	11:19 AM	VI	VI	TKS		
08/09/2017	9:00 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0034	260,000	Dwelling	08/05/2001	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	50.770	458.210	508.980
Total	50.770	458.210	508.980

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	49.520	439.880	489.400
Total	49.520	439.880	489.400

PARCEL COMMENTS

Prop-NC: RL17; **Prop-Com:** RL17 - (+) FBLA & IFP 10/16; QR 8/11; BP- 100% EST INT 1-02; **Val-Com:** FR23-OT-TREND NOT SUPPORTED

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
Acre	1-Primary Site - 1	2.89				5	125						46	1.00	34,000.00	3,500.00	3,500.00	50.770

Total Market Land Value 50,770

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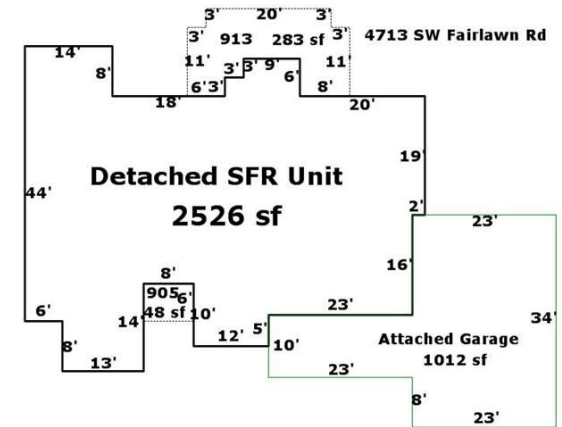
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DWELLING INFORMATION		COMP SALES INFORMATION	
Res Type:	1-Single-Family Residence	Arch Style:	02-Ranch
Quality:	3.67-GD-	Bsmt Type:	6-Daylight - 6
Year Blt:	2001	Est:	Total Rooms: 9 Bedrooms: 5
Eff Year:			Family Rooms: 1
MS Style:	1-One Story	Full Baths:	4 Half Baths:
LBCSstruct:	1110-Detached SFR unit	Garage Cap:	3
No. of Units:		Foundation:	Concrete - 2
Total Living Area:			
Calculated Area:	2,526		
Main Floor Living Area:	2,526		
Upper Floor Living Area Pct:			
CDU:	GD		
Phys/Func/Econ:	AV / /		
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:	02-Ranch		Dwelling RCN:	615,630	
Quality:	3.67-GD-		Bsmt Type:	6-Daylight - 6		Percent Good:	87	
Year Blt:	2001	Est:	Total Rooms:	9	Bedrooms:	5	Mkt Adj:	100
Eff Year:			Family Rooms:	1		Eco Adj:	100	
MS Style:	1-One Story		Full Baths:	4	Half Baths:			
LBCSStruct:	1110-Detached SFR unit		Garage Cap:	3		Building Value:	535,600	
No. of Units:			Foundation:	Concrete - 2		Other Improvement RCN:	0	
Total Living Area:						Other Improvement Value:	0	
Calculated Area:	2,526					CALCULATED VALUES		
Main Floor Living Area:	2,526					Cost Land:	50,770	
Upper Floor Living Area Pct:						Cost Building:	535,600	
CDU:	GD					Cost Total:	586,370	
Phys/Func/Econ:	AV / /					Income Value:	0	
Ovr Pct Gd/Rsn:						Market Value:	548,100	
Remodel:						MRA Value:	564,700	
Percent Complete:						Weighted Estimate:	529,800	
Assessment Class:						FINAL VALUES		
MU Cls/Pct:						Value Method:	IDXVAL	
						Land Value:	50,770	
						Building Value:	458,210	
						Final Value:	508,980	
						Prior Value:	489,400	



BUILDING COMMENTS

DwellCom: A1-21 0048sf , A2-12 0283sf , A3-29 1012sf; **DwellEcon:** RL17; **DwellComp:** OBY cond = A

DWELLING COMPONENTS					
	Code	Units	Pct	Quality	Year
131-Veneer, Brick			100		
208-Composition Shingle			100		
351-Warmed & Cooled Air			100		
402-Automatic Floor Cover Allowance					
601-Plumbing Fixtures		18			
602-Plumbing Rough-ins		1			
622-Raised Subfloor		2,526			
641-Single 1-Story Fireplace		1			
701-Attached Garage		1,012			
736-Garage Finish, Attached		1,012			
801-Total Basement Area		2,526			
803-Partition Finish Area		1,500			

DWELLING COMPONENTS					
	Code	Units	Pct	Quality	Year
	903-Wood Deck	246		4.00	2002
	905-Raised Slab Porch with Roof	48			
	913-Enclosed Wood Deck, Screened Walls	283			