

## SNCAMA Property Record Card

Parcel ID: 089-148-33-0-00-02-032.00-0

Quick Ref: R66710

Tax Year: 2024

Run Date: 5/18/2024 10:03:55 AM

## OWNER NAME AND MAILING ADDRESS

HALL, KENT DOUGLAS &amp; KIRA DANELLE

5714 SW 55TH ST  
TOPEKA, KS 66610

## PROPERTY SITUS ADDRESS

5714 SW 55TH ST  
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:**  
**Zoning:** RR1  
**Neighborhood:** 594.0 594.0 - SW 10TH-61ST, AL  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 600-600

## TRACT DESCRIPTION

TIMBER RIDGE SUB , BLOCK B , Lot 11 , BLK B  
LOT 11 SECTION 33 TOWNSHIP 12 RANGE 15

Image Date: 12/06/2022

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**Access:** Paved Road - 1  
**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:**

## INSPECTION HISTORY

| Date       | Time    | Code | Reason | Appraiser | Contact       | Code |
|------------|---------|------|--------|-----------|---------------|------|
| 12/05/2022 | 3:15 PM | 1    | S      | TKS       | KIRA HALL     | 1    |
| 09/09/2022 | 1:56 PM | VI   | VI     | TKS       |               |      |
| 12/10/2020 | 1:50 PM | IX   | P      | RBR       | JORDAN FALLEY | 6    |

## BUILDING PERMITS

| Number      | Amount  | Type     | Issue Date | Status | % Comp |
|-------------|---------|----------|------------|--------|--------|
| SFN-19-0066 | 190,000 | Dwelling | 09/03/2019 | C      | 100    |

## 2024 APPRAISED VALUE

| Cls          | Land          | Building       | Total          |
|--------------|---------------|----------------|----------------|
| R            | 35.980        | 536.020        | 572.000        |
| <b>Total</b> | <b>35.980</b> | <b>536.020</b> | <b>572.000</b> |

## 2023 APPRAISED VALUE

| Cls          | Land          | Building       | Total          |
|--------------|---------------|----------------|----------------|
| R            | 35.980        | 514.020        | 550.000        |
| <b>Total</b> | <b>35.980</b> | <b>514.020</b> | <b>550.000</b> |

## PARCEL COMMENTS

**Prop-NC:** RL23; **Prop-Com:** RL23 - CHG'D OFFICE BACK TO GARAGE 12/2022; AN remeasure FBLA & UFLA 5/20; NC 84% Complete 5/20, 100% COMPLETE 12/20; NC - 15% 12/19; **Val-Com:** FR23-OT-RS

## 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 |       | 75     | 152   | 1.01   | N    | 250   |      |       |      |     |     | 102   | 150.00    | 120.00   | 50.00   | 50.00   | 35.980    |

Total Market Land Value 35,980

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 4.33-GD+

Year Blt: 2019 Est:

Eff Year:

MS Style: 5-1 1/2 Story Finished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,980

Main Floor Living Area: 2,438

Upper Floor Living Area Pct: 22.23

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: 8 Bedrooms: 5

Family Rooms: 1

Full Baths: 3 Half Baths: 0

Garage Cap: 2

Foundation: Concrete - 2

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 655,430

Percent Good: 91

Mkt Adj: 100 Eco Adj: 100

Building Value: 596,440

Other Improvement RCN: 0

Other Improvement Value: 0

## CALCULATED VALUES

Cost Land: 35,980

Cost Building: 596,440

Cost Total: 632,420

Income Value: 0

Market Value: 595,400

MRA Value: 604,200

Weighted Estimate: 591,300

## FINAL VALUES

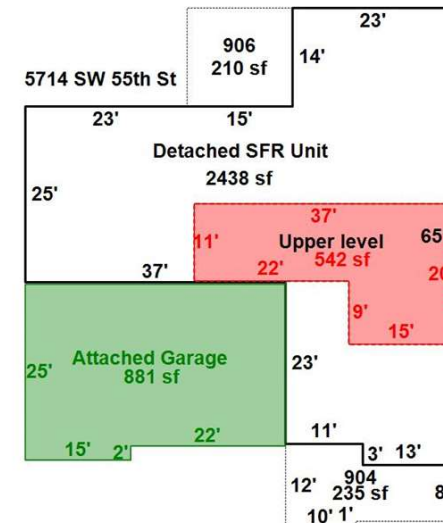
Value Method: IDXVAL

Land Value: 35,980

Building Value: 536,020

Final Value: 572,000

Prior Value: 550,000



## BUILDING COMMENTS

DwellFunc: RL23

## DWELLING COMPONENTS

| Code                                | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 101-Frame, Hardboard Sheets         |       | 100 |         |      |
| 208-Composition Shingle             |       | 100 |         |      |
| 351-Warmed & Cooled Air             |       | 100 |         |      |
| 402-Automatic Floor Cover Allowance |       |     |         |      |
| 601-Plumbing Fixtures               | 16    |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 622-Raised Subfloor                 | 2,980 |     |         |      |
| 648-Direct-Vented, Gas              | 1     |     |         |      |
| 701-Attached Garage                 | 881   |     |         |      |
| 736-Garage Finish, Attached         | 881   |     |         |      |
| 801-Total Basement Area             | 2,438 |     |         |      |
| 803-Partition Finish Area           | 1,344 |     |         |      |

## DWELLING COMPONENTS

| Code                     | Units | Pct | Quality | Year |
|--------------------------|-------|-----|---------|------|
| 901-Open Slab Porch      | 322   |     |         |      |
| 904-Slab Porch with Roof | 235   |     |         |      |
| 906-Wood Deck with Roof  | 210   |     |         |      |