

SNCAMA Property Record Card

Parcel ID: 089-158-33-0-00-01-005.02-0

Quick Ref: R68933

Tax Year: 2024

Run Date: 5/18/2024 11:38:54 AM

OWNER NAME AND MAILING ADDRESS

NICOL. JARED & PAIGE

5610 SW VALENCIA RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

5610 SW VALENCIA 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: RA1
Neighborhood: 194.0 194.0 - SW RURAL DOVE
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 620-620



Image Date: 09/14/2023

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Semi Improved Road - 2
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
09/13/2023	10:55 AM	5	S	TKS		
08/03/2022	10:49 AM	VI	VI	TKS		
07/29/2021	12:35 PM	A	Ag	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-0408	175,000	Dwelling	10/17/2011	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	50.280	439.820	490.100
Total	50.280	439.820	490.100

2023 APPRAISED VALUE

Cls	Land	Building	Total
A	960	0	960
F	22,620	347,090	369,710
Total	23,580	347,090	370,670

PARCEL COMMENTS

GenLink: 089-158-33-0-00-01-005.04-0-; **Prop-NC:** RL24; **Prop-Com:** RL24 - REMOVED AG 9/2023; RL22 - AG CHANGES 2/2022; NC 100% 9/12; NC - 59% IX 1/12; NC = none 10/11; AN- SPLIT 5.04 FROM 5.02 PER 4653-56 12/04/08; AN- SPLT FRM 5.00 10/06; **App-Com:** INF-5986-2012-; **Val-Com:** FR24-RS

TRACT DESCRIPTION

S33, T12, R14, ACRES 11.91, BEG 200' S OF NW COR SW1/4 NW1/4 TH E 1323.89' S 600' W 1324.86' N 600' TO POB LESS S 200 & LESS ROW

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
Acre	1-Primary Site - 1	11.91											66	1.00	23,000.00	2,500.00	2,500.00	50,280

Total Market Land Value 50,280

SNCAMA Property Record Card

Parcel ID: 089-158-33-0-00-01-005.02-0

Quick Ref: R68933

Tax Year: 2024

Run Date: 5/18/2024 11:38:54 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.00-GD
Year Blt: 2011 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,752
Main Floor Living Area: 1,752
Upper Floor Living Area Pct:
CDU: GD
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Walkout Ranch
Bsmt Type: 5-Walkout - 5
Total Rooms: 8 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

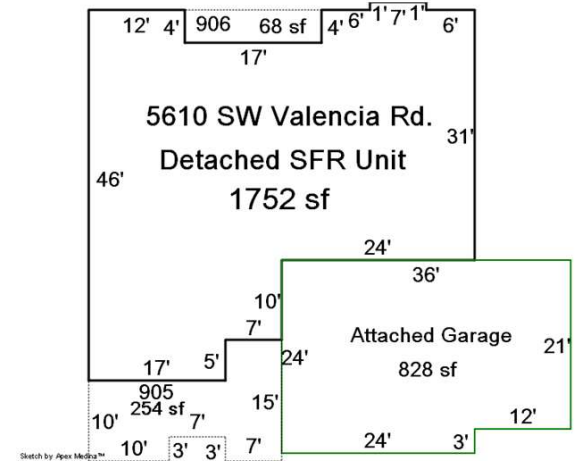
Dwelling RCN: 483,470
Percent Good: 90
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 435,120
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 50,280
Cost Building: 435,120
Cost Total: 485,400
Income Value: 0
Market Value: 490,100
MRA Value: 467,800
Weighted Estimate: 504,100

FINAL VALUES

Value Method: MKT
Land Value: 50,280
Building Value: 439,820
Final Value: 490,100
Prior Value: 370,670



BUILDING COMMENTS

DwellFunc: RL24

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	15			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,752			
648-Direct-Vented, Gas	1			
701-Attached Garage	828			
736-Garage Finish, Attached	828			
801-Total Basement Area	1,745			
803-Partition Finish Area	1,214			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	192			
903-Wood Deck	128			
905-Raised Slab Porch with Roof	254			
906-Wood Deck with Roof	68			