

SNCAMA Property Record Card

Parcel ID: 089-089-30-0-00-01-001.00-0

Quick Ref: R6913

Tax Year: 2025

Run Date: 12/31/2024 11:35:12 AM

OWNER NAME AND MAILING ADDRESS

HOLLOWAY, JOHN H D & ROZANNE

PO BOX 210
AUBURN, KS 66402-0210

PROPERTY SITUS ADDRESS

11725 NW 13TH ST
Topeka, KS 66615

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch **Sfx:** 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, arazing etc

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units: 1
Zoning: RA1
Neighborhood: 694.0 694.0 - ROSSVILLE USD3
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 552-552

TRACT DESCRIPTION

S30 , T11 , R14 , E 1350.9' OF NE1/4 NE/4 &
SE1/4 NE1 /4 LESS E 500' OF S 436' OF SE1/4 N
E1/4 LESSR/W LESS W 500' OF S 436' OF SE
1/4 NW 1/4 LESS ROW



Image Date: 10/15/2019

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6
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
07/06/2023	7:53 AM	A	Ag	KMM		
06/30/2021	8:29 AM	A	Ag	KMM		
09/20/2019	11:05 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
A	5,370	3,270	8,640
F	25,640	212,950	238,590
Total	31,010	216,220	247,230

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	3.82											6	1.00	21,000.00	2,100.00	2,100.00	26,920

Total Market Land Value 26,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1984 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,160

Main Floor Living Area: 2,160

Upper Floor Living Area Pct:

CDU: AV

CDU Reason:

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 06-Earth Contact

Bsmt Type: 1-Slab - 1

Total Rooms: 7 Bedrooms: 3

Family Rooms: 1

Full Baths: 2 Half Baths:

Garage Cap:

Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 270,810

Percent Good: 79

Mkt Adj: 100 Eco Adj: 100

Building Value: 213,940

Other Improvement RCN: 38,800

Other Improvement Value: 16,090

CALCULATED VALUES

Cost Land: 26,920

Cost Building: 230,030

Cost Total: 256,950

Income Value: 0

Market Value: 287,100

MRA Value: 254,800

Weighted Estimate: 295,700

FINAL VALUES

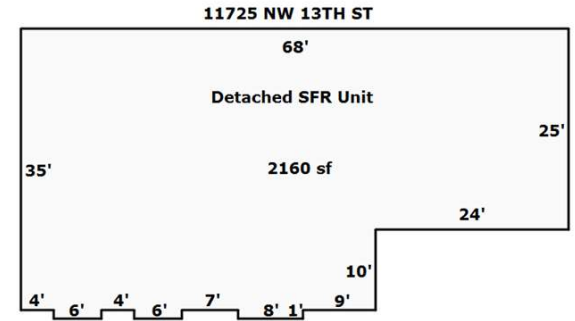
Value Method: IDXVAL

Land Value: 32,500

Building Value: 222,110

Final Value: 254,610

Prior Value: 247,230



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	2.00	1	1990			768	112	8	32 X 24	1.5	3	3					35,800	42	15,040
2	133-Prefabricated Storage Shed	D	2.00	1	1984			96		8		1	3						3,000	35	1,050

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
105-Frame, Siding		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
621-Slab on Grade	2,160			
641-Single 1-Story Fireplace	1			
903-Wood Deck	192		2.00	1990

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AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
NG	3.25	3891				0.00			86	86	280
NG	19.90	4752				0.00			43	43	860
NG	5.03	7302				0.00			108	108	540
NG	13.56	7304				0.00			108	108	1,460
NG	10.79	7320				0.00			108	108	1,170
NG	14.81	7501				0.00			86	86	1,270

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	13,390
Eco Adj:	100
Other Improvement Value:	3,280
AG LAND SUMMARY	
Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	67.34
Tame Grass Acres:	0.00
Total Ag Acres:	67.34
Total Ag Use Value:	5,580
Total Ag Mkt Value:	141,410

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	124-Lean-to, Farm Utility	D	1.00	1	1986			288	88	10	036 X 08	1	2	3				A	3,770	8	300
2	477-Farm Utility Building	P	1.00	1	1986			864	120	14	036 X 24	1	2	3				A	9,620	31	2,980

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	910-Single -Wall-Boards on Wood		100				
2	649-No HVAC						
2	910-Single -Wall-Boards on Wood		100				

