

LOT 26
IN OR 2549/1422
EX MINERAL RIGHTS PT 1826/1193

LOBELL STEVEN STUART & ANNE
3600 SW LINCOLNSHIRE RD
TOPEKA, KS 66614

2023

00-SB-30-1674-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	327,106
FGR	483	55	266	44,190
FOP	98	30	29	4,817
FOP	231	30	69	11,462
FST	36	55	20	3,323
FUS	684	100	684	113,631

TOTALS	3,501		3,037	504,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	0	0	0	1,470.00	SF	7.00
3	0855	CONC PAVER	0	0	0	0	27.00	SF	7.00
4	0912	SCRN RM G	0	0	0	0	776.00	SF	12.00
5	0855	CONC PAVER	0	0	0	0	452.00	SF	10.00
7	0525	GAZEBO	0	0	0	0	1.00	UT	30,000.00
8	0855	CONC PAVER	0	0	3	49	147.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

REVIEW DATE 05/10/2017 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,037	121.4400	173.05	525,553	2014	2014	0	0	4.00	96.00
1 SFR CUST - 0% - 2023 Heated Area: 2653 HX Base Yr											

TOTAL OB/XF											
52,469											

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52,469											

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			504,531
TOTAL MARKET OB/XF VALUE			52,469
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			857,000
SOH/AGL Deduction			0
ASSESSED VALUE			857,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			857,000
TOTAL JUST VALUE			857,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			809,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632898	ACFGR	0	10/01/2016
B1633286	SCNEN652	14,553	10/01/2016
B1428215	C0 ISSUED	0	03/13/2015
B1428215	NEW CONSTR	341,784	01/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2549/1422	3/24/2022	WD Q	I	01	
GRANTOR: BAUER DAVID S & JILL					
GRANTEE: LOBELL STEVEN STUAR					
1968/1407	3/18/2015	SW Q	I	02	
GRANTOR: D R HORTON INC-JACKSO					
GRANTEE: BAUER DAVID S & JIL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2014] W33 BAS=[YR=2014] N1 W17 S31 FGR=[YR=2014] S23 E20 FOP=[YR=2014] S8 E9 N6 W1 N6 W7 S4 W1\$ E1 N23 W21\$ E21 S19 E7 S6 E22 N48 W33 N7\$ S7 E33 N7\$ PTR=E15 FST=[YR=2014] E7 FUS=[YR=2014] E6 N8 E17 S32 W14 N11 W8 S5 W8 N12 E4 N2 E3 N4\$ S4 W3 S2 W4 N6\$ W15\$.									

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