| **Parcel ID:** 089-019-30-0-10-03-012.00-0 | **Quick Ref:** R1577 | **Tax Year:** 2024 | **Run Date:** 7/16/2025 3:57:23 AM |

OWNER NAME AND MAILING ADDRESS

ZWIEBEL. ELIZABETH

6030 NW WESTBROOKE DR
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

6030 NW WESTBROOKE DR
Topeka, KS 66617

LAND BASED CLASSIFICATION SYSTEM

Function:	1101	Single family res **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: 180.7   180.7 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020CS
Tax Unit Group: 301-301

TRACT DESCRIPTION

NORTH HILLS SUB # 2, S30, T10, R16, Lot 65,
WESTBROOKE DR LOT 65 NORTH HILLS SUB
ADD NO 2 SECTION 30 TOWNSHIP 10 RANGE
16

R1577_AA   12/16/2022

Image Date: 12/16/2022

PROPERTY FACTORS

Topography:	Level - 1
Utilities:	Public Water - 3, Septic - 6, Gas - 7
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
12/16/2022	10:12 AM	5	S	KMM		
08/27/2019	3:05 PM	1	P	KJH	G D KRAINBILL	1
08/12/2019	11:07 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
ACS-19-0030	1,500	Carport/Canopy	03/06/2019	PC	0

2024 APPRAISED VALUE

Not Yet Available

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	12.430	152.570	165.000
Total	12.430	152.570	165.000

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

MARKET LAND INFORMATION

Method	Type	Link	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	1-Regular Lot - 1			120	200	1.00								58	125.00	120.00	15.00	15.00	14.930

| | | **Total Market Land Value** | 14,930 |

DWELLING INFORMATION

Res Type:	1-Single-Family Residence
Quality:	3.00-AV
Year Blt:	**Est:** Yes
Eff Year:	**Link:**
MS Style:	1-One Story
LBCSStruct:	1110-Detached SFR unit
No. of Units:	
Total Living Area:	
Calculated Area:	
Main Floor Living Area:	
Upper Floor Living Area Pct:	
CDU:	AV
CDU Reason:	
Phys/Func/Econ:	FR / /
Ovr Pct Gd/Rsn:	
Remodel:	
Percent Complete:	
Assessment Class:	
MU Cls/Pct:	

COMP SALES INFORMATION

Arch Style:	02-Ranch
Bsmt Type:	4-Full - 4
Total Rooms:	**Bedrooms:**
Family Rooms:	
Full Baths:	**Half Baths:**
Garage Cap:	
Foundation:	Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN:	224,000
Percent Good:	69
Mkt Adj: 100 **Eco Adj:**	100
Building Value:	154,560
Other Improvement RCN:	29,160
Other Improvement Value:	9,620

CALCULATED VALUES

Cost Land:	14,930
Cost Building:	164,180
Cost Total:	179,110
Income Value:	0
Market Value:	180,300
MRA Value:	180,700
Weighted Estimate:	183,900

FINAL VALUES

Value Method:	IDXVAL
Land Value:	14,930
Building Value:	155,850
Final Value:	170,780
Prior Value:	165,000

6030 NW Westbooke Dr
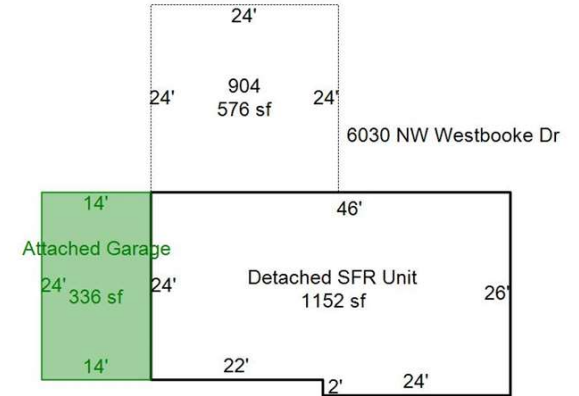
OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCls	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1978			780	112	8	030 X 26	1	3	3					29,160	33	9,620

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,152			
648-Direct-Vented, Gas	1			
701-Attached Garage	336			
736-Garage Finish, Attached	336			
801-Total Basement Area	1,152			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
802-Minimal Finish Area	576			
904-Slab Porch with Roof	576			