

SNCAMA Property Record Card

Parcel ID: 089-104-18-0-10-01-021.00-0

Quick Ref: R18303

Tax Year: 2024

Run Date: 9/5/2025 1:53:54 PM

OWNER NAME AND MAILING ADDRESS

LANGLEY, JOHN M & STEPHANIE E

3027 NW SPROATON LN
TOPEKA, KS 66617-1250

PROPERTY SITUS ADDRESS

3027 NW SPROATON LN
Topeka, KS 66617

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: R1
Neighborhood: 156.0 156.0 - N. OF SOLDIER C
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 009-009

TRACT DESCRIPTION

S18, T11, R16, BEG 225 FT S OF NE COR OF
NE 1/4 TH S 208.42 FT TH W 179.01 FT TH N
208.42 FT TH E 179.01 FT TO BEG



Image Date: 06/06/2022

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Residential Street - 4
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
06/03/2022	9:45 AM	5	S	KMM		
07/11/2019	9:46 AM	VI	VI	KMM		
08/12/2013	9:00 AM	NP	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	21.150	150.350	171.500
Total	21.150	150.350	171.500

Not Yet Available

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	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			208	179	1.18								140	80.00	175.00	40.00	40.00	22.560

Total Market Land Value 22,560

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1950 Est: Yes

Eff Year: Link:

MS Style: 5-1 1/2 Story Finished

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,626

Main Floor Living Area: 936

Upper Floor Living Area Pct: 73.72

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: 04-Conventional

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 4

Family Rooms:

Full Baths: 2 Half Baths:

Garage Cap: 1

Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 219,040

Percent Good: 64

Mkt Adj: 100 Eco Adj: 100

Building Value: 140,190

Other Improvement RCN: 18,570

Other Improvement Value: 5,570

CALCULATED VALUES

Cost Land: 22,560

Cost Building: 145,760

Cost Total: 168,320

Income Value: 0

Market Value: 181,500

MRA Value: 179,900

Weighted Estimate: 184,300

FINAL VALUES

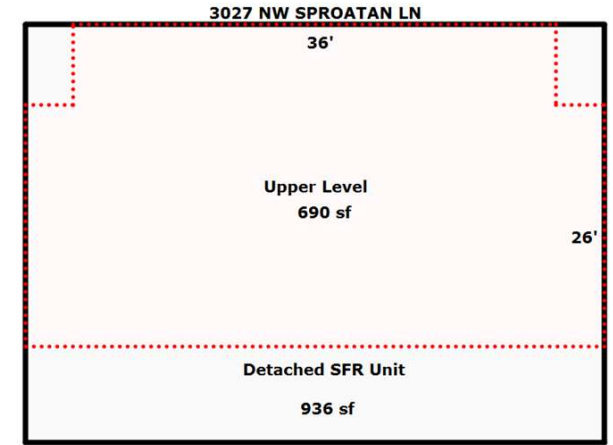
Value Method: IDXVAL

Land Value: 22,560

Building Value: 154,940

Final Value: 177,500

Prior Value: 171,500



OTHER BUILDING IMPROVEMENTS

No.	Link	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	1.00	1	1960			624	100	8	026 X 24	1	3	3					18,570	30	5,570

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	1,626			
801-Total Basement Area	936			
805-Basement Garage, Single	1			