

SNCAMA Property Record Card

Parcel ID: 089-131-11-0-20-05-017.00-0

Quick Ref: R29252

Tax Year: 2024

Run Date: 6/17/2026 8:04:02 PM

**OWNER NAME AND MAILING ADDRESS**

TIMMONS. KATHLEEN ANN TRUST

700 ASHFORD CT  
CINCINNATI, OH 45231

**PROPERTY SITUS ADDRESS**

2407 SE BLAIR DR  
Topeka, KS 66605

**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:** RR1  
**Neighborhood:** 190.2 190.2 - N. 23/S. 29/E. TEC  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 351-351

**TRACT DESCRIPTION**

BELHAZE SUB # 3, S11, T12, R16, BLOCK B, Lot 33, SE BLAIR DR BLK B LOT 33 BELHAZE SUB #3 SECTION 11 TOWNSHIP 12 RANGE 16



Image Date: 08/24/2023

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**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
08/23/2023	10:07 AM	VI	VI	JRS		
12/09/2021	2:40 PM	5	S	JRS		
01/07/2021	11:55 AM	1	P	JRS	DANIEL LEWIS	1

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
SFA-21-0001	2,600	Patio or Deck	01/07/2021	C	100
DMN-16-0015	5,000	Garage	04/01/2016	C	100
12-0093	5,322	Demolition	03/13/2012	C	100

**2024 APPRAISED VALUE**

Cls	Land	Building	Total
R	18,230	287,340	305,570
<b>Total</b>	<b>18,230</b>	<b>287,340</b>	<b>305,570</b>

**2023 APPRAISED VALUE**

Cls	Land	Building	Total
R	17,690	281,890	299,580
<b>Total</b>	<b>17,690</b>	<b>281,890</b>	<b>299,580</b>

**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	3-Irregular Lot - 3			175	180	1.08								64	100.00	150.00	25.00	25.00	18,230

Total Market Land Value 18,230

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 1976 Est: Yes  
 Eff Year: Link:  
 MS Style: 4-Split Level  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,900  
 Main Floor Living Area: 1,900  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 03-Split Level  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 6 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 2 Half Baths:  
 Garage Cap: 2  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

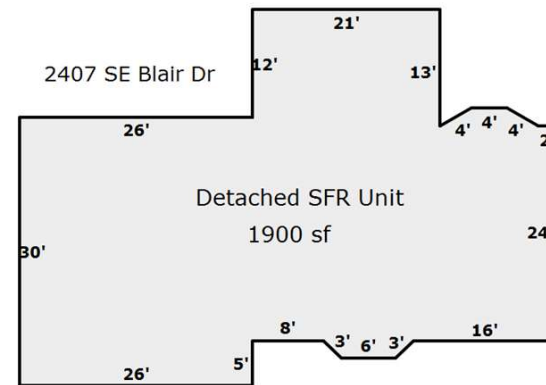
Dwelling RCN: 300,190  
 Percent Good: 78  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 234,140  
 Other Improvement RCN: 3,250  
 Other Improvement Value: 2,700

CALCULATED VALUES

Cost Land: 18,230  
 Cost Building: 236,840  
 Cost Total: 255,070  
 Income Value: 0  
 Market Value: 301,000  
 MRA Value: 294,300  
 Weighted Estimate: 306,000

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 18,230  
 Building Value: 287,340  
 Final Value: 305,570  
 Prior Value: 299,580



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2020			120	44	6	12 X 10	1.00	3	3					3,250	83	2,700

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			
621-Slab on Grade	273			
622-Raised Subfloor	1,627			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,544			
803-Partition Finish Area	670			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
806-Basement Garage, Double	1			
901-Open Slab Porch	377		3.00	1984
903-Wood Deck	144			