

SNCAMA Property Record Card

Parcel ID: 089-131-12-0-30-05-005.00-0

Quick Ref: R29854

Tax Year: 2024

Run Date: 5/15/2025 1:21:07 AM

OWNER NAME AND MAILING ADDRESS

SCHEPMANN. KENNETH ALLAN & JANE A

4515 SE 25TH ST
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

4515 SE 25TH ST
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

MEADOW BROOK SUB , BLOCK H , Lot 1 , SE
25TH ST BLK H LOT 1 MEADOW BROOK SUB
SECTION 12 TOWNSHIP 12 RANGE 16



Image Date: 09/01/2023

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
08/30/2023	9:29 AM	VI	VI	JRS		
06/02/2020	10:45 AM	5	S	JRS		
08/27/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	16.740	274.960	291.700
Total	16.740	274.960	291.700

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	16.200	269.780	285.980
Total	16.200	269.780	285.980

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
Fron	3-Irregular Lot - 3		120	182	1.08								64	100.00	150.00	25.00	25.00	16.740

Total Market Land Value 16,740

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1985 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,682
Main Floor Living Area: 1,682
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 3 **Half Baths:**
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 357,200
Percent Good: 76
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 271,470
Other Improvement RCN: 0
Other Improvement Value: 0

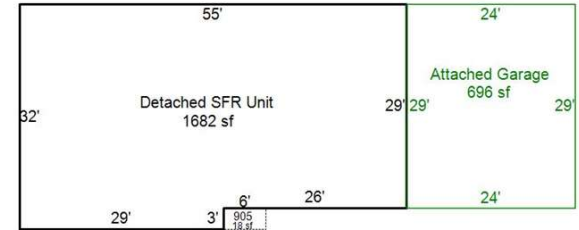
CALCULATED VALUES

Cost Land: 16,740
Cost Building: 271,470
Cost Total: 288,210
Income Value: 0
Market Value: 300,700
MRA Value: 301,200
Weighted Estimate: 303,200

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,740
Building Value: 274,960
Final Value: 291,700
Prior Value: 285,980

4515 SE 25TH ST



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
352-Heat Pump		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,682			
641-Single 1-Story Fireplace	1			
701-Attached Garage	696			
801-Total Basement Area	1,682			
803-Partition Finish Area	1,600			
903-Wood Deck	520			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	18			