

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-40-08-022.00-0

Quick Ref: R39473

Tax Year: 2024

Run Date: 6/27/2025 12:11:57 AM

OWNER NAME AND MAILING ADDRESS

ROEDER, DANIEL & LEHMAN, JAMES

4428 SE OAKVIEW LN
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

4428 SE OAKVIEW LN
Topeka, KS 66609

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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: M1
Neighborhood: 707.0 707.0 - WALNUT VIEW/SC
Economic Adj. Factor:
Map / Routing: / 025
Tax Unit Group: 010-010

TRACT DESCRIPTION

OAKWOOD HILLS SUB, S19, T12, R16, BLOCK
B, Lot 2, SE OAKVIEW LN BLK B S 1/2 LOT 2
OAKWOOD HILLS SUB SECTION 19 TOWNSHIP
12 RANGE 16



Image Date: 06/15/2021

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
06/15/2021	1:15 PM	5	S	JGW		
10/19/2020	1:00 PM	VI	VI	JGW		
02/28/2020	2:15 PM	5	S	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0041	190,000	Dwelling	03/01/2004	C	100

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	10,490	183,250	193,740
Total	10,490	183,250	193,740

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	6-Duplex Half Lot - 6		45	135	1.06								115	90.00	115.00	10.00	10.00	10,490

Total Market Land Value 10,490

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DWELLING INFORMATION			
Res Type:	5-Duplex		
Quality:	3.00-AV		
Year Blt:	2004	Est:	
Eff Year:			
MS Style:	1-One Story		
LBCSstruct:	1121-Single unit in duplex (half-)		
No. of Units:			
Total Living Area:			
Calculated Area:	1,208		
Main Floor Living Area:	1,208		
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:			

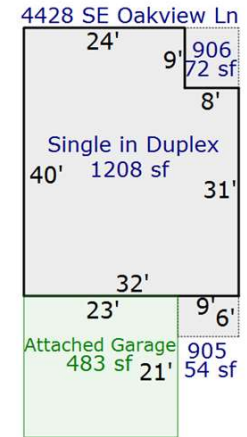
COMP SALES INFORMATION			
Arch Style:	02-Ranch		
Bsmt Type:	6-Daylight - 6		
Total Rooms:	6	Bedrooms:	3
Family Rooms:			
Full Baths:	2	Half Baths:	1
Garage Cap:	2		
Foundation:	Concrete - 2		

IMPROVEMENT COST SUMMARY			
Dwelling RCN:	251,460		
Percent Good:	77		
Mkt Adj:	100	Eco Adj:	100
Building Value:	193,620		
Other Improvement RCN:	0		
Other Improvement Value:	0		

CALCULATED VALUES	
Cost Land:	10,490
Cost Building:	193,620
Cost Total:	204,110
Income Value:	0
Market Value:	204,700
MRA Value:	210,200
Weighted Estimate:	201,800

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	10,490
Building Value:	187,120
Final Value:	197,610
Prior Value:	193,740

Sketch by Apex Media™



DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,208			
701-Attached Garage	483			
736-Garage Finish, Attached	483			
801-Total Basement Area	1,208			
802-Minimal Finish Area	500			
803-Partition Finish Area	550			

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	54			
906-Wood Deck with Roof	72			