

SNCAMA Property Record Card

Parcel ID: 089-141-01-0-40-26-010.00-0

Quick Ref: R44823

Tax Year: 2024

Run Date: 6/20/2026 8:14:16 PM

OWNER NAME AND MAILING ADDRESS

R&R'S INVESTMENTS LLC

349 MONTROSE DR
EUDORA, KS 66025

PROPERTY SITUS ADDRESS

2029 SW CENTRAL PARK AVE
Topeka, KS 66604

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: 130.0 130.0 - SW 17TH-21ST. W
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

STEELE'S , BLOCK 03 , Lot 765 + , CENTRAL
PARK WAS CLAY ST LOTS 765-7 67 STEELES
ADD SECTION 01 TOWNSHIP 12 RANGE 15



Image Date: 08/24/2020

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
08/18/2020	12:53 PM	VI	VI	MAM		
11/04/2019	9:55 AM	5	S	MAM		
07/11/2016	9:00 AM	VI	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	2,550	52,060	54,610
Total	2,550	52,060	54,610

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			50	143	0.98								56	50.00	52.00	10.00	10.00	2,550

Total Market Land Value 2,550

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1930 **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: 1,160
Main Floor Living Area: 836
Upper Floor Living Area Pct: 38.75
CDU: FR
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 3-Partial - 3
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 151,060
Percent Good: 36
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 54,380
Other Improvement RCN: 0
Other Improvement Value: 0

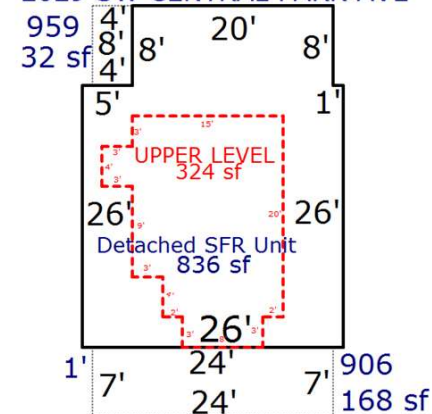
CALCULATED VALUES

Cost Land: 2,550
Cost Building: 54,380
Cost Total: 56,930
Income Value: 0
Market Value: 72,300
MRA Value: 71,600
Weighted Estimate: 77,200

FINAL VALUES

Value Method: IDXVAL
Land Value: 2,550
Building Value: 55,340
Final Value: 57,890
Prior Value: 54,610

2029 SW CENTRAL PARK AVE



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,160			
801-Total Basement Area	338			
901-Open Slab Porch	192	2.00		1958
906-Wood Deck with Roof	168			
959-Enclosed Breezeway, Solid Walls	32			