

SNCAMA Property Record Card

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

Quick Ref: R44823

Tax Year: 2024

Run Date: 4/12/2026 7:23:38 AM

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



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

Cls	Land	Building	Total
R	2,550	55,340	57,890
<b>Total</b>	<b>2,550</b>	<b>55,340</b>	<b>57,890</b>

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	2,550	52,060	54,610
<b>Total</b>	<b>2,550</b>	<b>52,060</b>	<b>54,610</b>

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

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

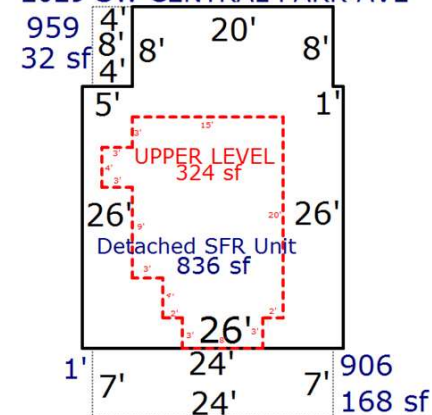
**CALCULATED VALUES**

**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



Sketch by Apex Media™

**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			