

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-40-07-025.00-0

Quick Ref: R51787

Tax Year: 2024

Run Date: 6/4/2025 2:16:04 PM

OWNER NAME AND MAILING ADDRESS

BURKDOLL, BLAISE & FOSTER, MEGHAN

2646 SW ARROWHEAD RD UNIT C
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2646 SW ARROWHEAD RD C
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1150 Apartment unit (**Sfx:** 0
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condominium
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: M2
Neighborhood: 515.0 515.0 - WESTPORT LANE
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTPORT VILLAGE SUB, S09, T12, R15,
BLOCK A, CAP 215(S) N, 67(S) E, SW COR, BLK
A, N 42.11, E 58.53, S 42.11, W 58.53 TO POB
SECTION 09 TOWNSHIP 12 RANGE 15



Image Date: 02/02/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Private Road - 9
Location: Apt./Condominium Complex - 9
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
02/01/2024	11:25 AM	5	S	RBR		
10/28/2020	8:49 AM	VI	VI	JGW		
10/03/2019	1:35 PM	5	S	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	7,150	110,200	117,350
Total	7,150	110,200	117,350

Not Yet Available

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
Sqft	1-Primary Site - 1	2,465											34	2,600.00	2.75	0.00	0.00	7,150

Total Market Land Value 7,150

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DWELLING INFORMATION			
Res Type:	3-Town House		
Quality:	2.67-AV-		
Year Blt:	1978	Est:	
Eff Year:			
MS Style:	21-Two Story End Unit		
LBCSstruct:	1160-Condominium / apartment		
No. of Units:			
Total Living Area:			
Calculated Area:	1,232		
Main Floor Living Area:	584		
Upper Floor Living Area Pct:	110.96		
CDU:	AV		
CDU Reason:			
Phys/Func/Econ:	AV- / /		
Ovr Pct Gd/Rsn:			
Remodel:			
Percent Complete:			
Assessment Class:			
MU CIs/Pct:			

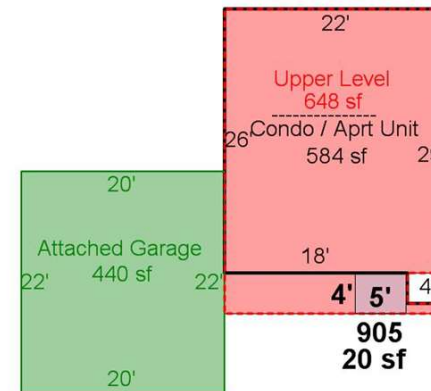
COMP SALES INFORMATION			
Arch Style:	04-Conventional		
Bsmt Type:	4-Full - 4		
Total Rooms:	5	Bedrooms:	3
Family Rooms:			
Full Baths:	1	Half Baths:	1
Garage Cap:	2		
Foundation:	Concrete - 2		

IMPROVEMENT COST SUMMARY			
Dwelling RCN:	175,270		
Percent Good:	74		
Mkt Adj:	100	Eco Adj:	100
Building Value:	129,700		
Other Improvement RCN:	0		
Other Improvement Value:	0		

CALCULATED VALUES	
Cost Land:	7,150
Cost Building:	129,700
Cost Total:	136,850
Income Value:	0
Market Value:	124,000
MRA Value:	131,700
Weighted Estimate:	122,400

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	7,150
Building Value:	112,550
Final Value:	119,700
Prior Value:	117,350

2646 SW ARROWHEAD RD UNIT C



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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,232			
701-Attached Garage	440			
801-Total Basement Area	572			
802-Minimal Finish Area	352			
901-Open Slab Porch	238	3.00		1978
904-Slab Porch with Roof	180	2.00		2002

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	20			