

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-20-14-033.00-0

Quick Ref: R52678

Tax Year: 2024

Run Date: 6/4/2025 7:09:51 AM

OWNER NAME AND MAILING ADDRESS

ALPHA INVESTMENTS LLC

2325 SW WINTERWOOD LN
TOPEKA, KS 66614-1337

PROPERTY SITUS ADDRESS

2325 SW WINTERWOOD LN
Topeka, KS 66614

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: 120.2 120.2 - CRESTVIEW
Economic Adj. Factor:
Map / Routing: I03 / 020CS
Tax Unit Group: 001-001

TRACT DESCRIPTION

CRESTVIEW ADDITION REPL , BLOCK 11 , Lot
31 , WINTERWOOD LANE BLK 11 LOT 31
CREST VIEW ADD REPLAT SECTION 10
TOWNSHIP 12 RANGE 15



Image Date: 11/01/2022

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
10/27/2022	1:06 PM	VI	VI	SJN		
06/24/2020	11:05 AM	1	P	KJH	JASON JOY	3
08/09/2019	12:05 PM	5	P	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
RBR20		Exterior Alteration	05/30/2019	IC	

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	7.490	59.210	66.700
Total	7.490	59.210	66.700

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		67	128	1.03								94	60.00	120.00	10.00	10.00	7.490

Total Market Land Value 7,490

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.00-FR

Year Blt: 1952 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 660

Main Floor Living Area: 660

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: 1-Slab - 1

Total Rooms: 4 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap: 2

Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 97,930

Percent Good: 65

Mkt Adj: 100 Eco Adj: 100

Building Value: 63,660

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,490

Cost Building: 63,660

Cost Total: 71,150

Income Value: 0

Market Value: 89,400

MRA Value: 90,800

Weighted Estimate: 87,400

FINAL VALUES

Value Method: IDXVAL

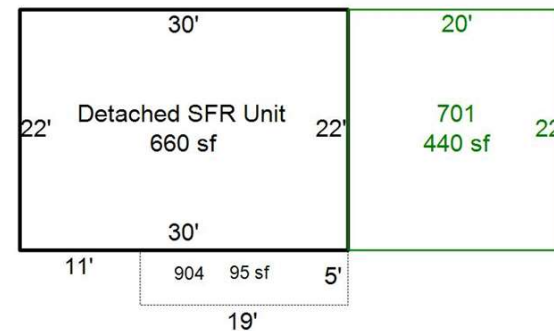
Land Value: 7,490

Building Value: 63,880

Final Value: 71,370

Prior Value: 66,700

2325 SW WINTERWOOD LN



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	660			
701-Attached Garage	440			
901-Open Slab Porch	108	2.00		1960
904-Slab Porch with Roof	95			