

SNCAMA Property Record Card

Parcel ID: 089-027-35-0-20-04-034.00-0

Quick Ref: R2807

Tax Year: 2025

Run Date: 4/4/2026 6:32:06 AM

OWNER NAME AND MAILING ADDRESS

BLACKBIRD CONSTRUCTION LLC

1603 SW 37TH ST UPPR  
TOPEKA, KS 66611-2642

PROPERTY SITUS ADDRESS

5005 NW DERBY DR  
Topeka, KS 66618

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: RR1  
Neighborhood: 285.1 285.1 - SEAMAN USD345  
Economic Adj. Factor:  
Map / Routing: /  
Tax Unit Group: 301-301

TRACT DESCRIPTION

STERLING CHASE SUB NO 1, S35, T10, R15,  
BLOCK G, Lot 24, ACRES 0.45, STERLING  
CHASE SUB NO 1, S35, T10, R15, BLK G LOT 24



Image Date: 12/09/2024

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Underground - 2  
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
12/09/2024	1:40 PM	6	P	KMM		
07/23/2024	8:50 AM	IX	P	KMM		
07/19/2024	8:51 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFN-23-0082	250,000	Dwelling	10/09/2023	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	35.800	161.520	197.320

2024 APPRAISED VALUE

Cls	Land	Building	Total
V	21.800	0	21.800

<b>Total</b>	35.800	161.520	197.320
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<b>Total</b>	21.800	0	21.800
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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	3-Irregular Lot - 3			92	201	1.00								96	100.00	360.00	25.00	25.00	35.800

Total Market Land Value 35,800

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 2024 Est:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,770  
 Main Floor Living Area: 1,770  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete: 67.00  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 02-Ranch  
 Bsmt Type: 1-Slab - 1  
 Total Rooms: 6 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap: 2  
 Foundation: None - 1

**IMPROVEMENT COST SUMMARY**

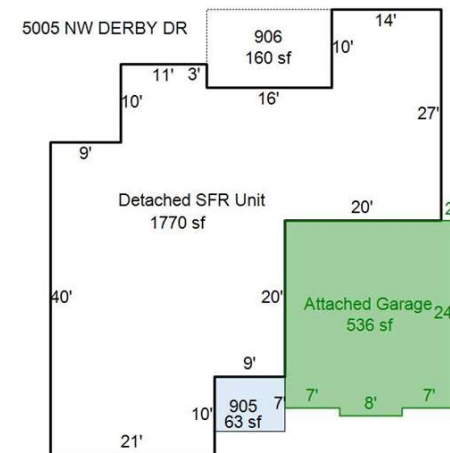
Dwelling RCN: 170,020  
 Percent Good: 95  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 161,520  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 35,800  
 Cost Building: 161,520  
 Cost Total: 197,320  
 Income Value: 0  
 Market Value: 308,600  
 MRA Value: 326,000  
 Weighted Estimate: 307,700

**FINAL VALUES**

Value Method: COST  
 Land Value: 35,800  
 Building Value: 161,520  
 Final Value: 197,320  
 Prior Value: 21,800



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,770			
701-Attached Garage	536			
736-Garage Finish, Attached	536			
905-Raised Slab Porch with Roof	63			
906-Wood Deck with Roof	160			