

SNCAMA Property Record Card

Parcel ID: 089-027-35-0-20-07-014.00-0

Quick Ref: R2828

Tax Year: 2025

Run Date: 9/18/2024 8:06:25 PM

OWNER NAME AND MAILING ADDRESS

WOOD, WARREN E & LINDA K

5028 NW DERBY DR
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

5028 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 D, Lot 14, ACRES 0.39, BLK D LOT 14
LESS S 6 STERLING CHASE SUB #1



Image Date: 07/26/2024

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
08/11/2023	9:58 AM	1	S	KMM	WARREN WOOD	1
07/16/2019	2:12 PM	VI	VI	KMM		
08/20/2013	9:00 AM	NP	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-0181	200,000	Dwelling	06/06/2011	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	20,980	441,220	462,200
Total	20,980	441,220	462,200

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	1-Regular Lot - 1		94	180	0.96								96	100.00	220.00	25.00	25.00	20,980

Total Market Land Value 20,980

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 4.00-GD
 Year Blt: 2011 Est:
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 1,824
 Calculated Area: 1,824
 Main Floor Living Area: 1,824
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 6-Daylight - 6
 Total Rooms: 7 Bedrooms: 4
 Family Rooms: 1
 Full Baths: 3 Half Baths: 0
 Garage Cap: 3
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

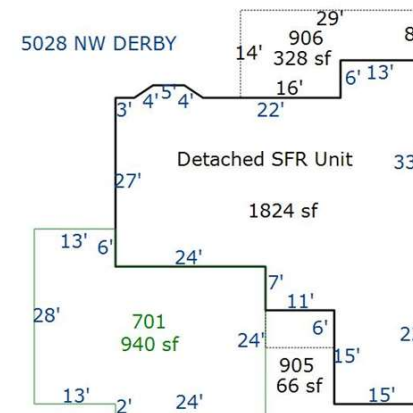
Dwelling RCN: 513,500
 Percent Good: 90
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 462,150
 Other Improvement RCN: 3,670
 Other Improvement Value: 3,370

CALCULATED VALUES

Cost Land: 20,980
 Cost Building: 465,520
 Cost Total: 486,500
 Income Value: 0
 Market Value: 451,600
 MRA Value: 447,300
 Weighted Estimate: 460,500

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 20,980
 Building Value: 441,220
 Final Value: 462,200
 Prior Value: 462,200



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	133-Prefabricated Storage Shc	D	2.00	1	2024			140	48	7	10 X 14	1.00	3	3					3,670	92	3,370

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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,824			
648-Direct-Vented, Gas	1			
701-Attached Garage	940			
736-Garage Finish, Attached	940			
801-Total Basement Area	1,808			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	1,344			
901-Open Slab Porch	280			
905-Raised Slab Porch with Roof	66			
906-Wood Deck with Roof	328			