

SNCAMA Property Record Card

Parcel ID: 089-027-35-0-30-01-042.00-0

Quick Ref: R2883

Tax Year: 2025

Run Date: 8/5/2025 2:41:07 AM

OWNER NAME AND MAILING ADDRESS

JKL RENTAL PROPERTIES LLC

9728 NW 66TH ST
SILVER LAKE, KS 66539

PROPERTY SITUS ADDRESS

3525 NW 48TH TER
Topeka, KS 66618

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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: 2
Zoning: M1, RR1
Neighborhood: 717.0 717.0 - North duplexes/No
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 301-301

TRACT DESCRIPTION

NORTHROCK SUB NO 1, S35, T10, R15, BLOCK
C, Lot 5, BLK C LOT 5 NORTHROCK SUB #1
SECTION 35 TOWNSHIP 10 RANGE 15



Image Date: 03/18/2025

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
07/28/2020	11:16 AM	VI	VI	JGW		
05/22/2018	10:41 AM	5	S	JGW		
08/18/2016	9:00 AM	VI	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0764	140,000	Dwelling	12/06/2002	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	33.580	255.130	288.710
Total	33.580	255.130	288.710

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			98	209	1.02	5	150						96	100.00	360.00	25.00	25.00	55.000

Total Market Land Value 55,000

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DWELLING INFORMATION

Res Type: 5-Duplex
Quality: 3.00-AV
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1202-2 units (duplex)
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: FR
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: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: None - 1

IMPROVEMENT COST SUMMARY

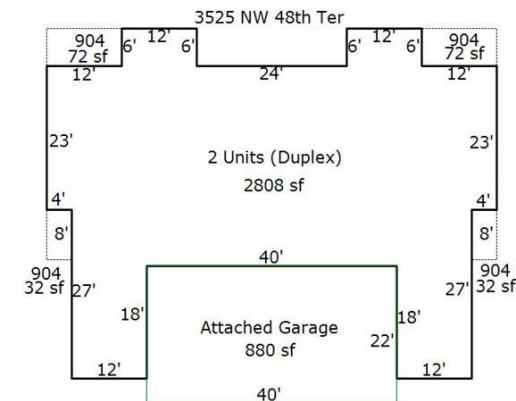
Dwelling RCN: 356,830
Percent Good: 74
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 264,060
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 55,000
Cost Building: 264,060
Cost Total: 319,060
Income Value: 0
Market Value: 326,300
MRA Value: 324,400
Weighted Estimate: 318,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 55,000
Building Value: 239,480
Final Value: 294,480
Prior Value: 288,710



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	16			
602-Plumbing Rough-ins	1			
621-Slab on Grade	2,808			
648-Direct-Vented, Gas	2			
701-Attached Garage	880			
736-Garage Finish, Attached	880			
904-Slab Porch with Roof	32			
904-Slab Porch with Roof	72			

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904-Slab Porch with Roof	72			
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