

SNCAMA Property Record Card

Parcel ID: 089-027-36-0-30-01-021.00-0

Quick Ref: R329678

Tax Year: 2025

Run Date: 7/16/2025 3:54:18 AM

OWNER NAME AND MAILING ADDRESS

LESLIE. PETER & DEANN

2301 NW 49TH TER
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

2301 NW 49TH TER
Topeka, KS 66618

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
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:
Neighborhood: 285.1 285.1 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 301-301

TRACT DESCRIPTION

GREENHILL POINTE, S36, T10, R15, BLOCK A,
Lot 1, ACRES 0.88, GREENHILL POINTE SUB,
BLK A LOT 1

Image Date: 08/07/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
08/01/2024	7:55 AM	VI	VI	KMM		
06/06/2022	10:40 AM	6	P	KMM		
12/03/2021	12:14 PM	6	P	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFA-23-0098	23,500	Basement Finish	11/16/2023	C	100
SFN-21-0065	321,005	Dwelling	06/30/2021	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	41.990	426.970	468.960
Total	41.990	426.970	468.960

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			125	308	1.16								96	100.00	360.00	25.00	25.00	42.490

Total Market Land Value 42,490

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.33-GD+
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: VG
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: 6-Daylight - 6
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

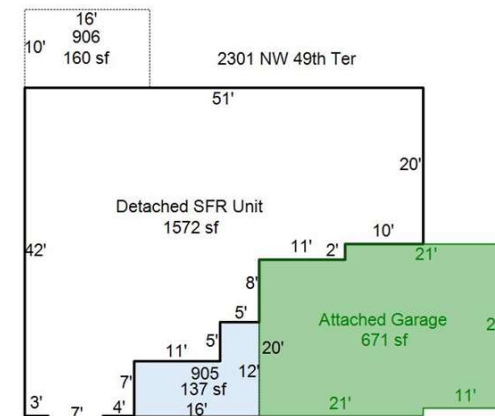
Dwelling RCN: 460,950
Percent Good: 97
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 447,120
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 42,490
Cost Building: 447,120
Cost Total: 489,610
Income Value: 0
Market Value: 482,800
MRA Value: 487,900
Weighted Estimate: 480,200

FINAL VALUES

Value Method: IDXVAL
Land Value: 42,490
Building Value: 440,540
Final Value: 483,030
Prior Value: 468,960



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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,570			
641-Single 1-Story Fireplace	1			
701-Attached Garage	671			
736-Garage Finish, Attached	671			
801-Total Basement Area	1,565			
803-Partition Finish Area	1,150			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	137			
906-Wood Deck with Roof	160			