

SNCAMA Property Record Card

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

Quick Ref: R329678

Tax Year: 2025

Run Date: 9/19/2024 4:34:45 PM

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
06/06/2022	10:40 AM	6	P	KMM		
12/03/2021	12:14 PM	6	P	KMM		
07/21/2021	11:58 AM	10	SC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFA-23-0098	23,500	Basement Finish	11/16/2023	O	0
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
<b>Total</b>	41.990	426.970	468.960

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

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		125	308	1.16	5	160						96	100.00	220.00	25.00	25.00	41.990

Total Market Land Value 41,990

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 4.33-GD+  
 Year Blt: 2021 Est:  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,572  
 Main Floor Living Area: 1,572  
 Upper Floor Living Area Pct:  
 CDU: VG  
 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: 6 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 2 Half Baths:  
 Garage Cap: 3  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

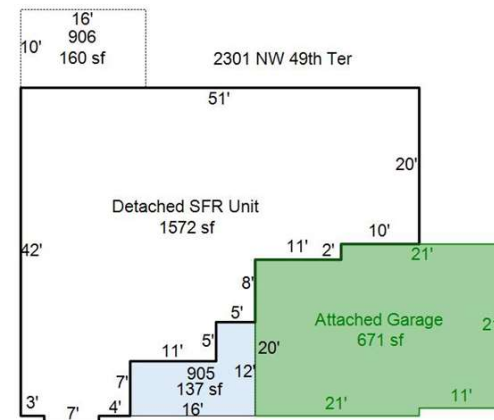
Dwelling RCN: 418,810  
 Percent Good: 96  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 402,060  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 41,990  
 Cost Building: 402,060  
 Cost Total: 444,050  
 Income Value: 0  
 Market Value: 455,500  
 MRA Value: 441,100  
 Weighted Estimate: 460,700

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 41,990  
 Building Value: 443,380  
 Final Value: 485,370  
 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	9			
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	557			

DWELLING COMPONENTS

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