

SNCAMA Property Record Card

Parcel ID: 089-027-36-0-30-01-022.00-0

Quick Ref: R329679

Tax Year: 2025

Run Date: 9/18/2024 8:10:27 PM

OWNER NAME AND MAILING ADDRESS

DEBUS. MATTHEW T & NICOLE B

2305 NW 49TH TER  
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

2305 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 2, ACRES 0.67, GREENHILL POINTE SUB,  
BLK A LOT 2



R329679\_AA 08/06/2024

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:** Off Street - 1  
**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 | 10:50 AM | 1    | P      | KMM       | MATTHEW DEBUS | 1    |
| 12/03/2021 | 12:00 PM | 6    | P      | KMM       |               |      |
| 07/21/2021 | 11:58 AM | 10   | SC     | KMM       |               |      |

BUILDING PERMITS

| Number      | Amount  | Type     | Issue Date | Status | % Comp |
|-------------|---------|----------|------------|--------|--------|
| SFN-21-0068 | 459,900 | Dwelling | 07/19/2021 | C      | 100    |

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

| Cls          | Land   | Building | Total   |
|--------------|--------|----------|---------|
| R            | 40.600 | 439.540  | 480.140 |
| <b>Total</b> | 40.600 | 439.540  | 480.140 |

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   | 1-Regular Lot - 1 |       | 95     | 308   | 1.16   | 5    | 160   |      |       |      |     |     | 96    | 100.00    | 220.00   | 25.00   | 25.00   | 40.600    |

Total Market Land Value 40,600

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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:** 1,528  
**Main Floor Living Area:** 1,528  
**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:** 7 **Bedrooms:** 4  
**Family Rooms:** 1  
**Full Baths:** 3 **Half Baths:**  
**Garage Cap:** 3  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

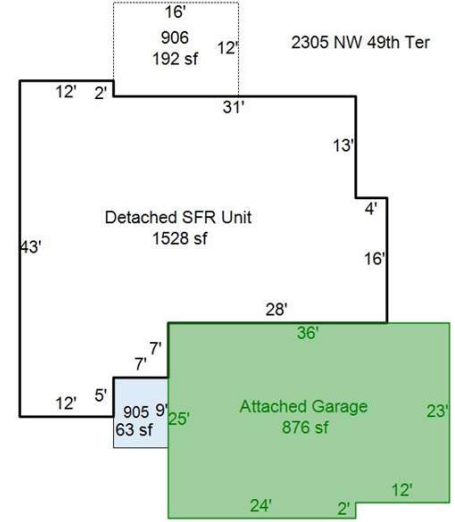
**Dwelling RCN:** 457,760  
**Percent Good:** 96  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 439,450  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 40,600  
**Cost Building:** 439,450  
**Cost Total:** 480,050  
**Income Value:** 0  
**Market Value:** 486,300  
**MRA Value:** 472,800  
**Weighted Estimate:** 488,300

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 40,600  
**Building Value:** 456,340  
**Final Value:** 496,940  
**Prior Value:** 480,140



**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               | 13    |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 622-Raised Subfloor                 | 1,528 |     |         |      |
| 641-Single 1-Story Fireplace        | 1     |     |         |      |
| 701-Attached Garage                 | 876   |     |         |      |
| 736-Garage Finish, Attached         | 876   |     |         |      |
| 801-Total Basement Area             | 1,504 |     |         |      |
| 803-Partition Finish Area           | 1,052 |     |         |      |

**DWELLING COMPONENTS**

| Code                            | Units | Pct | Quality | Year |
|---------------------------------|-------|-----|---------|------|
| 905-Raised Slab Porch with Roof | 63    |     |         |      |
| 906-Wood Deck with Roof         | 192   |     |         |      |