

SNCAMA Property Record Card

Parcel ID: 089-027-36-0-30-01-025.00-0

Quick Ref: R329682

Tax Year: 2025

Run Date: 9/18/2024 8:13:48 PM

OWNER NAME AND MAILING ADDRESS

WILLSON, BRADLEY & LESLEY

2317 NW 49TH TER  
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

2317 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 5, ACRES 0.67, GREENHILL POINTE SUB,  
BLK A LOT 5



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	11:25 AM	6	P	KMM		
12/03/2021	11:26 AM	0	P	KMM		
07/21/2021	11:58 AM	10	SC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFN-21-0112	420,700	Dwelling	10/22/2021	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	40.600	461.000	501.600
<b>Total</b>	40.600	461.000	501.600

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:** 4.67-VG-  
**Year Blt:** 2021 **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,686  
**Main Floor Living Area:** 1,686  
**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:** 15-Walkout Ranch  
**Bsmt Type:** 5-Walkout - 5  
**Total Rooms:** 8 **Bedrooms:** 5  
**Family Rooms:** 1  
**Full Baths:** 3 **Half Baths:**  
**Garage Cap:** 3  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

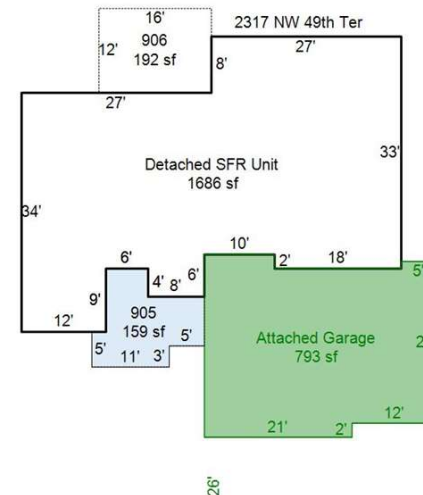
**Dwelling RCN:** 507,690  
**Percent Good:** 96  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 487,380  
**Other Improvement RCN:** 2,770  
**Other Improvement Value:** 2,460

**CALCULATED VALUES**

**Cost Land:** 40,600  
**Cost Building:** 489,840  
**Cost Total:** 530,440  
**Income Value:** 0  
**Market Value:** 531,400  
**MRA Value:** 520,300  
**Weighted Estimate:** 528,500

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 40,600  
**Building Value:** 478,560  
**Final Value:** 519,160  
**Prior Value:** 501,600



**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	2023			100	40	6	10 X 10	1.00	3	3					2,770	89	2,460

**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	1,686			
648-Direct-Vented, Gas	1			
701-Attached Garage	793			
736-Garage Finish, Attached	793			
801-Total Basement Area	1,686			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
803-Partition Finish Area	1,133			
901-Open Slab Porch	256			
905-Raised Slab Porch with Roof	159			
906-Wood Deck with Roof	192			