

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-20-26-012.00-0

Quick Ref: R11336

Tax Year: 2025

Run Date: 7/7/2025 11:19:16 PM

OWNER NAME AND MAILING ADDRESS

THOMPSON MONOPOLY HOLDINGS LLC

ATTN: EMMETT W. THOMPSON II
LEES SUMMITT, MO 64063

PROPERTY SITUS ADDRESS

931 SW ANDERSON TER
Topeka, KS 66606

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **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: 1
Zoning: R1
Neighborhood: 167.1 167.1 - SW GAGE-MACVIL
Economic Adj. Factor:
Map / Routing: E05 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

BAILEY'S GAGE FRONT, S35, T11, R15, Lot 24,
ANDERSON TERRACE LOT 24 BAILEYS GAGE
FRONT SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 07/23/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
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 |
|------------|---------|------|--------|-----------|----------------|------|
| 07/22/2021 | 9:47 AM | VI | VI | SJN | | |
| 07/22/2021 | 9:47 AM | 8 | QC | KMM | | |
| 10/30/2020 | 1:20 PM | 1 | S | SJN | EMMET THOMPSON | 1 |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|------|------------|--------|--------|
|--------|--------|------|------------|--------|--------|

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

| Cls | Land | Building | Total |
|--------------|--------------|---------------|---------------|
| R | 7,230 | 84,180 | 91,410 |
| Total | 7,230 | 84,180 | 91,410 |

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 | | 60 | 90 | 0.85 | | | | | | | | 91 | 50.00 | 160.00 | 50.00 | 50.00 | 7,230 |

Total Market Land Value 7,230

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1948 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 749
Main Floor Living Area: 749
Upper Floor Living Area Pct:
CDU: GD
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: 2-Crawl - 2
Total Rooms: 4 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

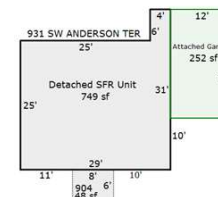
Dwelling RCN: 108,380
Percent Good: 73
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 79,120
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 7,230
Cost Building: 79,120
Cost Total: 86,350
Income Value: 0
Market Value: 107,200
MRA Value: 110,700
Weighted Estimate: 105,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 7,230
Building Value: 86,920
Final Value: 94,150
Prior Value: 91,410



DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 104-Frame, Plywood or Hardboard | | 100 | | |
| 208-Composition Shingle | | 100 | | |
| 309-Forced Air Furnace | | 100 | | |
| 402-Automatic Floor Cover Allowance | | | | |
| 601-Plumbing Fixtures | 5 | | | |
| 602-Plumbing Rough-ins | 1 | | | |
| 622-Raised Subfloor | 749 | | | |
| 701-Attached Garage | 252 | | | |
| 736-Garage Finish, Attached | 252 | | | |
| 904-Slab Porch with Roof | 48 | | | |