

SNCAMA Property Record Card

Parcel ID: 089-108-34-0-30-08-008.00-0

Quick Ref: R23414

Tax Year: 2025

Run Date: 6/10/2026 8:57:57 PM

OWNER NAME AND MAILING ADDRESS

LOPEZ PROPERTIES LLC

3606 NW TOPEKA BLVD  
TOPEKA, KS 66617-1125

PROPERTY SITUS ADDRESS

334 SE FAIRFAX ST  
Topeka, KS 66607

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: 150.0 150.0 - EASTBORO & IRV  
Economic Adj. Factor:  
Map / Routing: / 000HD  
Tax Unit Group: 001-001

TRACT DESCRIPTION

BELMONT ADDITION, S34, T11, R16, Lot 212 +,  
FAIRFAX ST LOT 212-214-216-218 BELMONT  
ADD SECTION 34 TOWNSHIP 11 RANGE 16



R23414\_AA 10/17/2024

Image Date: 10/17/2024

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
10/17/2024	10:10 AM	11	R	MAM		
06/29/2020	9:24 AM	VI	VI	KJH		
06/29/2020	9:24 AM	8	QC	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.750	46.650	48.400
<b>Total</b>	<b>1.750</b>	<b>46.650</b>	<b>48.400</b>

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	1.750	18.960	20.710
<b>Total</b>	<b>1.750</b>	<b>18.960</b>	<b>20.710</b>

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	1-Regular Lot - 1			100	140	0.97								65	100.00	18.00	10.00	10.00	1.750

Total Market Land Value 1,750

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.00-FR  
 Year Blt: 1935 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 953  
 Main Floor Living Area: 953  
 Upper Floor Living Area Pct:  
 CDU: FR  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 08-Bungalow  
 Bsmt Type: 3-Partial - 3  
 Total Rooms: 4 Bedrooms: 1  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Stone - 4

**IMPROVEMENT COST SUMMARY**

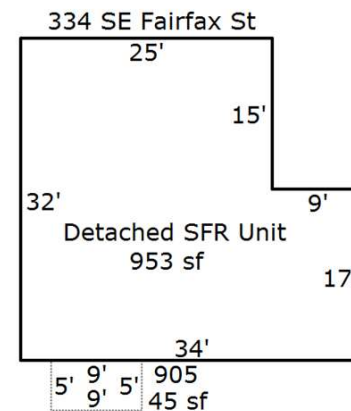
Dwelling RCN: 132,190  
 Percent Good: 49  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 64,770  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 1,750  
 Cost Building: 64,770  
 Cost Total: 66,520  
 Income Value: 0  
 Market Value: 51,300  
 MRA Value: 48,400  
 Weighted Estimate: 54,700

**FINAL VALUES**

Value Method: MRA  
 Land Value: 1,750  
 Building Value: 46,650  
 Final Value: 48,400  
 Prior Value: 20,710



Sketch by Apex Media™

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	953			
801-Total Basement Area	376			
905-Raised Slab Porch with Roof	45			
909-Enclosed Porch, Solid Walls	24			