

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-02-012.00-0

Quick Ref: R30965

Tax Year: 2025

Run Date: 6/30/2025 12:52:16 AM

OWNER NAME AND MAILING ADDRESS

5C PROPERTIES LLC

3737 SE SHAWNEE HEIGHTS RD
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

2301 SE 21ST 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: 146.0 146.0 - SE12TH-25TH/CAI
Economic Adj. Factor:
Map / Routing: I13 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND ACRES 2 RP B-G, S09, T12, R16,
BLOCK C, Lot 24, E 21 ST ST BLK C LOT 24
HIGHLAND AC NO 2 REPL OF BLKS C D E F G
& PT OF B SECTION 09 TOWNSHIP 12 RANGE
16

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	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		68	155	1.08	5	80						47	68.00	73.00	15.00	15.00	4,290

Total Market Land Value 4,290



Image Date: 12/05/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
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
12/04/2024	12:55 PM	5	S	EMA		
08/08/2024	12:40 PM	VI	VI	EMA		
08/08/2024	12:40 PM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	4.290	70.600	74.890
Total	4.290	70.600	74.890

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1959 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 960
Main Floor Living Area: 960
Upper Floor Living Area Pct:
CDU: FR
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: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

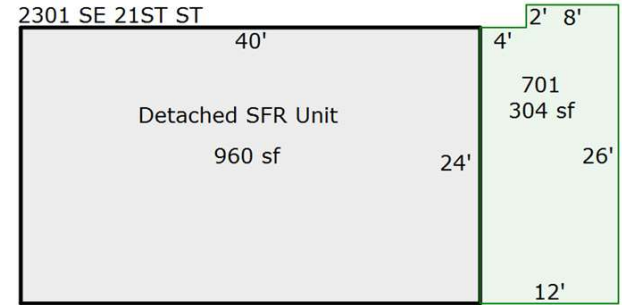
Dwelling RCN: 141,310
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 79,130
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 4,290
Cost Building: 79,130
Cost Total: 83,420
Income Value: 0
Market Value: 97,200
MRA Value: 105,500
Weighted Estimate: 95,800

FINAL VALUES

Value Method: OVR
Land Value: 4,290
Building Value: 89,810
Final Value: 94,100
Prior Value: 74,890



Sketch by Apex Media™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
114-Frame, Wood Shingle		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	960			
701-Attached Garage	304			
901-Open Slab Porch	200		3.00	1966