

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-04-029.00-0

Quick Ref: R31053

Tax Year: 2025

Run Date: 5/20/2025 1:48:18 AM

OWNER NAME AND MAILING ADDRESS

RMS PROPERTIES OF TOPEKA II LLC

1824 S KANSAS AVE
TOPEKA, KS 66612

PROPERTY SITUS ADDRESS

2117 SE SWYGART ST
Topeka, KS 66605

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 (BL A), S09, T12, R16,
BLOCK A, Lot 15, SWYGART ST BLK A LOT 15
HIGHLAND AC NO 2 SECTION 09 TOWNSHIP 12
RANGE 16



Image Date: 08/14/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: 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
08/08/2024	11:22 AM	VI	VI	EMA		
08/08/2024	11:22 AM	8	QC	TKS		
09/15/2020	12:05 PM	5	S	KJH		

BUILDING PERMITS

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

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	4.870	68.990	73.860

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	4.870	65.470	70.340

Total	4.870	68.990	73.860	Total	4.870	65.470	70.340
--------------	-------	--------	--------	--------------	-------	--------	--------

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		75	120	0.96								47	68.00	73.00	15.00	15.00	4.870

Total Market Land Value 4,870

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-04-029.00-0

Quick Ref: R31053

Tax Year: 2025

Run Date: 5/20/2025 1:48:18 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1958 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 920
Main Floor Living Area: 920
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:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

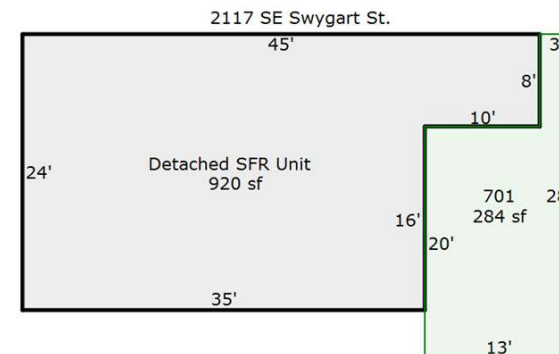
Dwelling RCN: 133,650
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 74,850
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 4,870
Cost Building: 74,850
Cost Total: 79,720
Income Value: 0
Market Value: 80,000
MRA Value: 88,100
Weighted Estimate: 79,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 4,870
Building Value: 68,990
Final Value: 73,860
Prior Value: 70,340



Sketch by Apex Media™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		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	920			
701-Attached Garage	284			
901-Open Slab Porch	204		3.00	1960