

## SNCAMA Property Record Card

Parcel ID: 089-133-08-0-10-24-009.00-0

Quick Ref: R35052

Tax Year: 2025

Run Date: 5/12/2025 11:41:50 PM

## OWNER NAME AND MAILING ADDRESS

FORWARD INVESTMENTS LLC

1824 S KANSAS AVE  
TOPEKA, KS 66612

## PROPERTY SITUS ADDRESS

2430 SE MINNESOTA AVE  
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:** R2  
**Neighborhood:** 131.0 131.0 - HIGHLAND PARK  
**Economic Adj. Factor:**  
**Map / Routing:** 112 /  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

SOUTH LAWN PARK, S08, T12, R16, Lot 111 +,  
JOHN ST N 93 FT OF LOTS 111-113-115-117 & N  
93 FT OF W 20 FT OF LOT 119 SOUTH LAND  
PARK ADD SECTION 08 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	1-Regular Lot - 1		120	100	0.82								9	75.00	40.00	15.00	15.00	3,010

Total Market Land Value 3,010



Image Date: 10/10/2024

## 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
02/11/2025	4:00 PM	10	P	EMA		
10/10/2024	10:10 AM	6	S	EMA		
08/09/2024	2:19 PM	VI	VI	EMA		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
EMA25		Interior Remodel	10/11/2024	C	100

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	3.010	110.740	113.750

Total	3.010	110.740	113.750
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## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	3.010	74.850	77.860

Total	3.010	74.850	77.860
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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1955 Est:

Eff Year:

MS Style: 1-One Story

LBCSStruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,356

Main Floor Living Area: 1,356

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: 15-Walkout Ranch

Bsmt Type: 4-Full - 4

Total Rooms: 7 Bedrooms: 4

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap: 1

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 201,340

Percent Good: 55

Mkt Adj: 100 Eco Adj: 100

Building Value: 110,740

Other Improvement RCN: 0

Other Improvement Value: 0

## CALCULATED VALUES

Cost Land: 3,010

Cost Building: 110,740

Cost Total: 113,750

Income Value: 0

Market Value: 118,100

MRA Value: 120,400

Weighted Estimate: 117,300

## FINAL VALUES

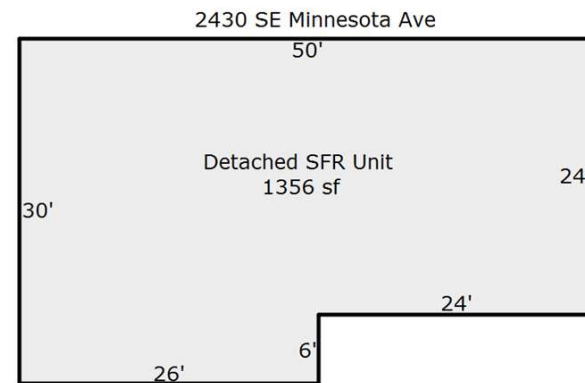
Value Method: COST

Land Value: 3,010

Building Value: 110,740

Final Value: 113,750

Prior Value: 77,860



Sketch by Apex Media™

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		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	1,356			
801-Total Basement Area	1,356			
805-Basement Garage, Single	1			
903-Wood Deck	64			