

SNCAMA Property Record Card

Parcel ID: 089-135-22-0-40-05-029.00-0

Quick Ref: R307079

Tax Year: 2025

Run Date: 4/4/2026 6:32:06 AM

OWNER NAME AND MAILING ADDRESS

BLACKBIRD CONSTRUCTION LLC

1603 SW 37TH ST UPPR
TOPEKA, KS 66611-2642

PROPERTY SITUS ADDRESS

4328 SE STONE LEDGE DR
Topeka, KS 66609

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:
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:
Neighborhood: 495.0 495.0 - US 40-61ST- SHA
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 010-010

TRACT DESCRIPTION

ROCKFIRE AT THE LAKE SUB, BLOCK E, Lot 24,
ACRES 0.24, BLK E LOT 24 ROCKFIRE AT
THE LAKE SUB



Image Date: 02/03/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
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
01/29/2025	10:30 AM	5	P	TKS		
09/10/2024	11:05 AM	6	P	TKS		
10/11/2023	3:20 PM	6	P	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
22-2062	200,000	Dwelling	04/27/2022	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	23.610	293.790	317.400
Total	23.610	293.790	317.400

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	23.610	119.180	142.790
Total	23.610	119.180	142.790

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			80	130	0.94	5	160						21	100.00	160.00	15.00	15.00	23.610

Total Market Land Value 23,610

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.67-GD-
 Year Blt: 2023 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,588
 Main Floor Living Area: 1,588
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths: 1
 Garage Cap: 3
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 285,520
 Percent Good: 92
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 262,670
 Other Improvement RCN: 0
 Other Improvement Value: 0

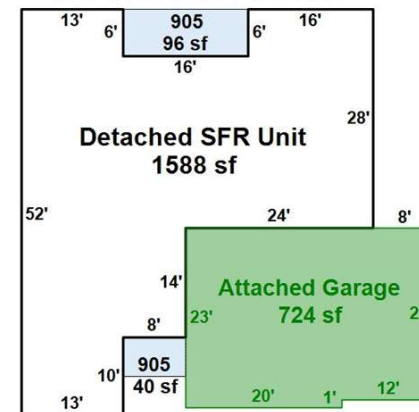
CALCULATED VALUES

Cost Land: 23,610
 Cost Building: 262,670
 Cost Total: 286,280
 Income Value: 0
 Market Value: 319,200
 MRA Value: 317,400
 Weighted Estimate: 323,300

FINAL VALUES

Value Method: MRA
 Land Value: 23,610
 Building Value: 293,790
 Final Value: 317,400
 Prior Value: 142,790

4328 SE STONE LEDGE DR



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,588			
701-Attached Garage	724			
736-Garage Finish, Attached	724			
901-Open Slab Porch	126			
905-Raised Slab Porch with Roof	96			
905-Raised Slab Porch with Roof	40			