

SNCAMA Property Record Card

Parcel ID: 089-138-33-0-00-03-005.00-0

Quick Ref: R42991

Tax Year: 2025

Run Date: 5/28/2026 11:41:03 AM

OWNER NAME AND MAILING ADDRESS

CROWDER, DYLAN & KOURTNEY

2101 SE 53RD ST
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

2101 SE 53RD ST
Topeka, KS 66609

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: RR1
Neighborhood: 495.0 495.0 - US 40-61ST- SHA
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 653-653

TRACT DESCRIPTION

WOOD ACRES SUB, S33, T12, R16, BLOCK A,
Lot 5 +, ACRES 1.01, 53RD ST PARKWAY BLK A
LOTS 5 & 14 WOOD ACRES SUB SECTION 33
TOWNSHIP 12 RANGE 16



Image Date: 08/11/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
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
08/29/2022	7:35 AM	VI	VI	TKS		
08/10/2022	8:50 AM	1	S	RBR	KOURTNEY CROWDER	1
09/21/2020	1:30 PM	5	P	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
pp20		1 Shed	02/20/2020	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	25.030	277.570	302.600
Total	25.030	277.570	302.600

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	25.030	268.870	293.900
Total	25.030	268.870	293.900

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
Acre	1-Primary Site - 1		1.01											79	1.00	25,000.00	3,000.00	3,000.00	25,030

Total Market Land Value 25,030

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1975 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,456
 Main Floor Living Area: 1,456
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: GD+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

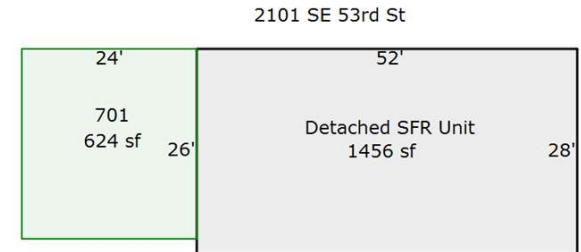
Dwelling RCN: 279,600
 Percent Good: 76
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 212,490
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 25,030
 Cost Building: 212,490
 Cost Total: 237,520
 Income Value: 0
 Market Value: 302,600
 MRA Value: 291,700
 Weighted Estimate: 304,300

FINAL VALUES

Value Method: MKT
 Land Value: 25,030
 Building Value: 277,570
 Final Value: 302,600
 Prior Value: 293,900



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	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,456			
644-Double 1-Story Fireplace	1			
701-Attached Garage	624			
736-Garage Finish, Attached	624			
801-Total Basement Area	1,456			
802-Minimal Finish Area	1,313			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	200			
901-Open Slab Porch	175			