

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-40-01-004.00-0

Quick Ref: R48171

Tax Year: 2025

Run Date: 8/7/2025 12:45:23 AM

OWNER NAME AND MAILING ADDRESS

CARVELL. BRET W & PAULA M.

2710 SW BURLINGAME RD
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2710 SW BURLINGAME RD
Topeka, KS 66611

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: 122.1 122.1 - BGAME HGHTS, C
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

BURLINGAME PLACE, S12, T12, R15, Lot 14,
LOT 14 BURLINGAME PL SUB LESS TR DAF
BEG NW COR E 5, S 165(S) TO PT 4.17 E OF
SW COR, W TO SW COR, N 165 TO POB
SECTION 12 TOWNSHIP 12 RANGE 15



Image Date: 10/10/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
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
10/10/2024	9:30 AM	5	S	SJN		
05/18/2022	11:50 AM	1	S	JRS	MRS BAILEY	1
08/26/2020	10:24 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
25-0713	10,000	Dwelling Addition	02/21/2025	O	
T0523	8,000	Garage	11/02/1998	C	100
91000	1		10/15/1991	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	28.790	253.480	282.270
Total	28.790	253.480	282.270

Not Yet Available

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			165	258	1.14								52	100.00	220.00	50.00	50.00	28.790

Total Market Land Value 28,790

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: GD / /
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: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

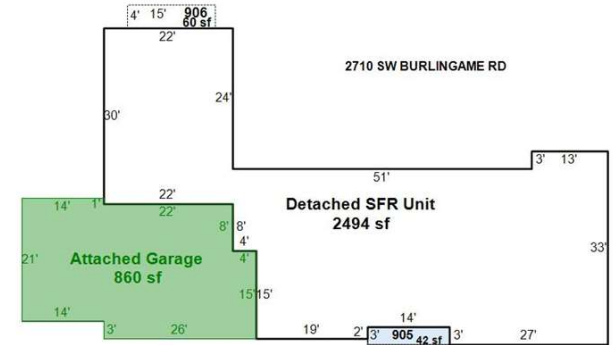
Dwelling RCN: 444,530
Percent Good: 70
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 311,170
Other Improvement RCN: 2,240
Other Improvement Value: 790

CALCULATED VALUES

Cost Land: 28,790
Cost Building: 311,960
Cost Total: 340,750
Income Value: 0
Market Value: 316,300
MRA Value: 320,500
Weighted Estimate: 303,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 28,790
Building Value: 267,590
Final Value: 296,380
Prior Value: 282,270



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	1.00	1	1965			88		8		1	3						2,240	35	790

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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,494			
641-Single 1-Story Fireplace	2			
701-Attached Garage	860			
736-Garage Finish, Attached	860			
801-Total Basement Area	528			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	500			
901-Open Slab Porch	140	3.00		1998
901-Open Slab Porch	725	3.00		1960
901-Open Slab Porch	160			
902-Raised Slab Porch	88	3.00		1955
902-Raised Slab Porch	117			
905-Raised Slab Porch with Roof	42			
906-Wood Deck with Roof	60	1.00		