

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-40-07-032.00-0

Quick Ref: R51794

Tax Year: 2025

Run Date: 7/16/2025 3:36:43 AM

OWNER NAME AND MAILING ADDRESS

SCHMIDT. MICHAEL J & CHELSEY

4026 SE HOWARD DR
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2652 SW ARROWHEAD RD B
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1150 Apartment unit (**Sfx:** 0
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condominium
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: M2
Neighborhood: 515.0 515.0 - WESTPORT LANE
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTPORT VILLAGE SUB, S09, T12, R15,
BLOCK A, CAP 226(S) N, 140(S) E, SW COR,
BLK 1, N 42.01, E 58.03 S 42.01, W 58.03 TO
POB SECTION 09 TOWNSHIP 12 RANGE 15



Image Date: 11/10/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Private Road - 9
Location: Apt./Condominium Complex - 9
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
11/09/2022	11:08 AM	5	S	JGW		
10/19/2021	1:03 PM	1	S	JGW	THOMAS SLAUGHTER	1
10/28/2020	8:57 AM	VI	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	7.150	126.270	133.420
Total	7.150	126.270	133.420

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
Sqft	1-Primary Site - 1		2,430											34	2,600.00	2.75	0.00	0.00	7,150

Total Market Land Value 7,150

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DWELLING INFORMATION		
Res Type:	3-Town House	
Quality:	2.67-AV-	
Year Blt:	Est:	Yes
Eff Year:	Link:	
MS Style:	21-Two Story End Unit	
LBCSStruct:	1160-Condominium / apartment	
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:	04-Conventional	
Bsmt Type:	4-Full - 4	
Total Rooms:	Bedrooms:	
Family Rooms:		
Full Baths:	Half Baths:	
Garage Cap:		
Foundation:	Concrete - 2	

IMPROVEMENT COST SUMMARY		
Dwelling RCN:	155,090	
Percent Good:	77	
Mkt Adj:	100	Eco Adj: 100
Building Value:	119,420	
Other Improvement RCN:	0	
Other Improvement Value:	0	

CALCULATED VALUES	
Cost Land:	7,150
Cost Building:	119,420
Cost Total:	126,570
Income Value:	0
Market Value:	149,500
MRA Value:	149,200
Weighted Estimate:	147,300

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	7,150
Building Value:	128,940
Final Value:	136,090
Prior Value:	133,420

2652 SW ARROWHEAD RD B



DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,244			
801-Total Basement Area	572			
802-Minimal Finish Area	315			
901-Open Slab Porch	120		3.00	1978