

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-20-12-004.00-0

Quick Ref: R52630

Tax Year: 2025

Run Date: 6/24/2026 7:56:00 PM

OWNER NAME AND MAILING ADDRESS

COMPASS GROUP PROPERTIES LLC

6308 SW 47th CT
TOPEKA, KS 66610-1323

PROPERTY SITUS ADDRESS

4723 SW 23RD ST
Topeka, KS 66614

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: 120.2 120.2 - CRESTVIEW
Economic Adj. Factor:
Map / Routing: I03 / 020RS
Tax Unit Group: 001-001



Image Date: 11/01/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
10/28/2022	11:13 AM	VI	VI	SJN		
11/04/2021	1:10 PM	5	S	RBR		
11/04/2019	12:40 PM	5	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM19	1	Interior Remodel	04/05/2018	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	6.390	131.940	138.330
Total	6.390	131.940	138.330

TRACT DESCRIPTION

CRESTVIEW ADDITION REPL, S10, T12, R15, BLOCK 12, Lot 1 +, BLK 12 BEG NE COR LT 2 TH SLY 102.3, W 45.4, NWLY 24, W 27.26, N 82(S), E 100 TO POB SECTION 10 TOWNSHIP 12 RANGE 15

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	3-Irregular Lot - 3			75	90	0.87								94	60.00	120.00	10.00	10.00	6,390

Total Market Land Value 6,390

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1951 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 946
 Main Floor Living Area: 946
 Upper Floor Living Area Pct:
 CDU: AV+
 CDU Reason:
 Phys/Func/Econ: VG / /
 Ovr Pct Gd/Rsn:
 Remodel: 2019 /
 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:
 Garage Cap: 1
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 134,770
 Percent Good: 71
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 95,680
 Other Improvement RCN: 0
 Other Improvement Value: 0

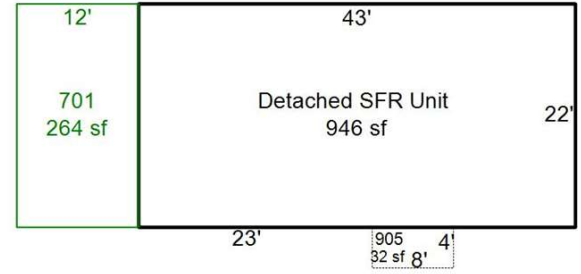
CALCULATED VALUES

Cost Land: 6,390
 Cost Building: 95,680
 Cost Total: 102,070
 Income Value: 0
 Market Value: 152,200
 MRA Value: 152,200
 Weighted Estimate: 154,000

FINAL VALUES

Value Method: IDXVAL
 Land Value: 6,390
 Building Value: 143,010
 Final Value: 149,400
 Prior Value: 138,330

4723 SW 23RD ST



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
621-Slab on Grade	946			
701-Attached Garage	264			
736-Garage Finish, Attached	264			
905-Raised Slab Porch with Roof	32			