

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-20-17-021.00-0

Quick Ref: R52731

Tax Year: 2025

Run Date: 4/4/2026 3:15:14 PM

OWNER NAME AND MAILING ADDRESS

FOLKERTS PROPERTIES LLC

103 REGENCY CT
WARNER ROBINS, GA 31088-9230

PROPERTY SITUS ADDRESS

2333 SW MORNINGSIDE RD
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 / 020
Tax Unit Group: 001-001



Image Date: 10/13/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
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 |
|------------|---------|------|--------|-----------|----------------|------|
| 10/12/2022 | 9:46 AM | VI | VI | SJN | | |
| 06/29/2022 | 1:20 PM | 1 | S | RBR | BRIAN FOLKERTS | 1 |
| 10/15/2020 | 3:00 PM | LG | R | KJH | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|------|------------|--------|--------|
|--------|--------|------|------------|--------|--------|

2025 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------------|----------------|----------------|
| R | 6.910 | 106.340 | 113.250 |
| Total | 6.910 | 106.340 | 113.250 |

2024 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------------|---------------|----------------|
| R | 6.910 | 97.950 | 104.860 |
| Total | 6.910 | 97.950 | 104.860 |

TRACT DESCRIPTION

CRESTVIEW ADDITION REPL, S10, T12, R15,
BLOCK 3, Lot 9, MORNINGSIDE RD BLK 3 LOT 9
CRESTVIEW ADD REPLAT SECTION 10
TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

NEW CONSTRUCTION

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

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 | | | 60 | 110 | 0.96 | | | | | | | | 94 | 60.00 | 120.00 | 10.00 | 10.00 | 6.910 |

Total Market Land Value 6,910

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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: 1,126
 Calculated Area: 1,126
 Main Floor Living Area: 1,126
 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: 1 Half Baths:
 Garage Cap: 1
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

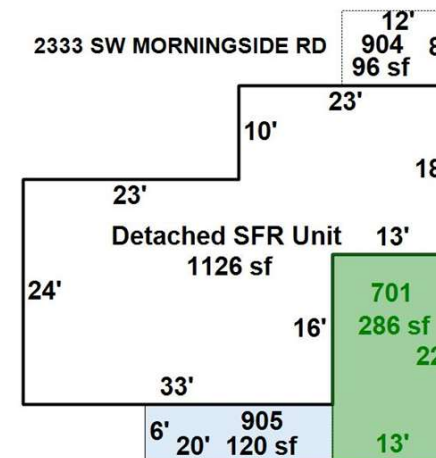
Dwelling RCN: 153,990
 Percent Good: 69
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 106,260
 Other Improvement RCN: 6,980
 Other Improvement Value: 2,140

CALCULATED VALUES

Cost Land: 6,910
 Cost Building: 108,400
 Cost Total: 115,310
 Income Value: 0
 Market Value: 120,800
 MRA Value: 130,400
 Weighted Estimate: 121,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 6,910
 Building Value: 106,340
 Final Value: 113,250
 Prior Value: 104,860



OTHER BUILDING IMPROVEMENTS

| No. | Link | Occupancy | MSCIs | Rank | Qty | Yr Blt | Eff Yr | LBCS | Area | Perim | Hgt | Dimensions | Stories | Phys | Func | Econ | OVR% | Rsn | Clis | RCN | %Gd | Value |
|-----|------|--------------------------------|-------|------|-----|--------|--------|------|------|-------|-----|------------|---------|------|------|------|------|-----|------|-------|-----|-------|
| 1 | | 133-Prefabricated Storage Shec | D | 1.00 | 1 | 1965 | | | 196 | 56 | 8 | 14 X 14 | 1.00 | 2 | 2 | | | | | 3,770 | 27 | 1,020 |
| 2 | | 133-Prefabricated Storage Shec | D | 2.00 | 1 | 1965 | | | 112 | 44 | 8 | 8 X 14 | 1.00 | 3 | 3 | | | | | 3,210 | 35 | 1,120 |

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 | 6 | | | |
| 602-Plumbing Rough-ins | 1 | | | |
| 621-Slab on Grade | 1,126 | | | |
| 701-Attached Garage | 286 | | | |
| 736-Garage Finish, Attached | 286 | | | |
| 904-Slab Porch with Roof | 96 | | | |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|---------------------------------|-------|-----|---------|------|
| 905-Raised Slab Porch with Roof | 120 | | | |