

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-03-008.00-0

Quick Ref: R53328

Tax Year: 2025

Run Date: 9/19/2024 12:20:42 PM

OWNER NAME AND MAILING ADDRESS

JOHNSON, RILEY

2524 SW DUNCAN DR  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2524 SW DUNCAN DR  
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: 120.0 120.0 - SW 21ST-SHUNG,  
Economic Adj. Factor:  
Map / Routing: J04 / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTVIEW HEIGHTS MANOR, S10, T12, R15,  
BLOCK 3, Lot 17, DUNCAN DR BLK 3 LOT 17  
WESTVIEW HGTS MANOR SECTION 10  
TOWNSHIP 12 RANGE 15



Image Date: 08/16/2023

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
08/15/2023	11:45 AM	5	S	SJN		
10/27/2022	8:20 AM	VI	VI	SJN		
09/14/2016	9:00 AM	VI	VI	MAM		

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	8,720	159,280	168,000
<b>Total</b>	<b>8,720</b>	<b>159,280</b>	<b>168,000</b>

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	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		70	106	0.84								19	75.00	140.00	25.00	25.00	8,720

Total Market Land Value 8,720

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1953 Est: Yes  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,278  
 Main Floor Living Area: 1,278  
 Upper Floor Living Area Pct:  
 CDU: GD  
 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: 1-Slab - 1  
 Total Rooms: 6 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 2 Half Baths:  
 Garage Cap: 1  
 Foundation: None - 1

**IMPROVEMENT COST SUMMARY**

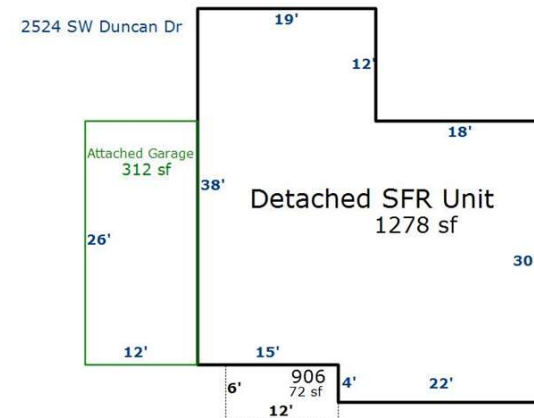
Dwelling RCN: 178,200  
 Percent Good: 71  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 126,520  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 8,720  
 Cost Building: 126,520  
 Cost Total: 135,240  
 Income Value: 0  
 Market Value: 165,800  
 MRA Value: 158,500  
 Weighted Estimate: 167,600

**FINAL VALUES**

Value Method: OVR  
 Land Value: 8,720  
 Building Value: 159,280  
 Final Value: 168,000  
 Prior Value: 168,000



**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	8			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,050			
622-Raised Subfloor	228			
701-Attached Garage	312			
901-Open Slab Porch	144	3.00		1992
906-Wood Deck with Roof	72			