

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-05-022.00-0

Quick Ref: R53389

Tax Year: 2025

Run Date: 9/19/2024 12:31:16 PM

OWNER NAME AND MAILING ADDRESS

RICKENBAKER. AMY

2517 SW MOUNDVIEW DR
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2517 SW MOUNDVIEW 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 5, Lot 5, MOUNDVIEW DR BLK 5 LOT 5
WESTVIEW HGTS MANOR SECTION 10
TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
02/21/2023	2:05 PM	5	S	SJN		
10/19/2022	12:53 PM	VI	VI	SJN		
06/30/2022	10:35 AM	5	S	RBR		



Image Date: 02/23/2023

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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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:

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	9.980	146.450	156.430
Total	9.980	146.450	156.430

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	3-Irregular Lot - 3		71	138	0.96								19	75.00	140.00	25.00	25.00	9.980

Total Market Land Value 9,980

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1953 Est:
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,388
 Main Floor Living Area: 1,388
 Upper Floor Living Area Pct:
 CDU: GD
 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: 6 Bedrooms: 4
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

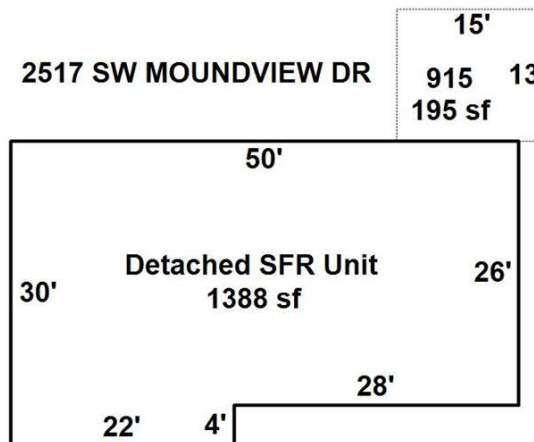
Dwelling RCN: 182,660
 Percent Good: 71
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 129,690
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 9,980
 Cost Building: 129,690
 Cost Total: 139,670
 Income Value: 0
 Market Value: 157,700
 MRA Value: 150,400
 Weighted Estimate: 159,600

FINAL VALUES

Value Method: IDXVAL
 Land Value: 9,980
 Building Value: 157,400
 Final Value: 167,380
 Prior Value: 156,430



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	8			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,388			
915-Enclosed Wood Deck, Solid Wall	195			