

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-16-028.00-0

Quick Ref: R53589

Tax Year: 2025

Run Date: 4/5/2026 5:05:30 AM

OWNER NAME AND MAILING ADDRESS

HAYS INVESTMENTS LLC 50 %
GRECO. FRANK & PAMELLA 50 %

Po Box 210
Auburn, KS 66402-0210

PROPERTY SITUS ADDRESS

2731 SW BURNETT 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: 117.0 117.0 - PARKLAND
Economic Adj. Factor:
Map / Routing: J04 / 020
Tax Unit Group: 001-001



Image Date: 09/23/2022

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
09/19/2022	9:28 AM	VI	VI	SJN		
09/19/2022	9:28 AM	8	QC	JRS		
09/22/2021	3:10 PM	6	S	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	12.010	169.580	181.590
Total	12.010	169.580	181.590

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	12.010	156.130	168.140
Total	12.010	156.130	168.140

TRACT DESCRIPTION

PARKLAND SUB, S10, T12, R15, BLOCK 4, Lot 27, BURNETT RD BLK 4 LOT 27 PARKLAND SUB 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	1-Regular Lot - 1			70	115	0.98								146	70.00	175.00	50.00	50.00	12.010

Total Market Land Value 12,010

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1957 Est: Yes
 Eff Year: Link:
 MS Style: 4-Split Level
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,104
 Main Floor Living Area: 1,104
 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: 03-Split Level
 Bsmt Type: 3-Partial - 3
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

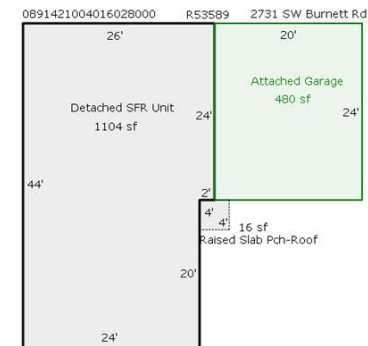
Dwelling RCN: 189,630
 Percent Good: 75
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 142,220
 Other Improvement RCN: 2,630
 Other Improvement Value: 920

CALCULATED VALUES

Cost Land: 12,010
 Cost Building: 143,140
 Cost Total: 155,150
 Income Value: 0
 Market Value: 187,700
 MRA Value: 186,600
 Weighted Estimate: 187,200

FINAL VALUES

Value Method: IDXVAL
 Land Value: 12,010
 Building Value: 169,580
 Final Value: 181,590
 Prior Value: 168,140



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVN%	Rsn	Clis	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	1965			80		8		1	3						2,630	35	920

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			
622-Raised Subfloor	1,104			
701-Attached Garage	480			
801-Total Basement Area	552			
802-Minimal Finish Area	507			
901-Open Slab Porch	203		3.00	1959

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	16		1.00	