

SNCAMA Property Record Card

Parcel ID: 089-143-08-0-10-08-023.00-0

Quick Ref: R55131

Tax Year: 2025

Run Date: 6/21/2026 8:13:13 PM

OWNER NAME AND MAILING ADDRESS

TEVIS. ANDREW & KEYONNA

2407 SW PEPPERWOOD RD  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2407 SW PEPPERWOOD 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:** 114.0 114.0 - SW 21 ST - 25 ST.  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 014-014

TRACT DESCRIPTION

BROOKFIELD WEST , BLOCK B , Lot 11 ,  
BLOCK B LOT 11 BROOKFIELD WEST SUB  
SECTION 08 TOWNSHIP 12 RANGE 15



Image Date: 11/05/2021

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**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
10/01/2021	10:15 AM	VI	VI	RBR		
02/18/2020	1:50 PM	1	S	RBR	KEYONNA TEVIS	1
09/09/2016	9:00 AM	VI	VI	KMM		

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	22.360	285.930	308.290
<b>Total</b>	22.360	285.930	308.290

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			90	165	1.04								52	100.00	220.00	50.00	50.00	22.360

Total Market Land Value 22,360

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.33-AV+  
 Year Blt: 1984 Est: Yes  
 Eff Year: Link:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,733  
 Main Floor Living Area: 1,560  
 Upper Floor Living Area Pct: 75.19  
 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: 04-Conventional  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 8 Bedrooms: 4  
 Family Rooms: 1  
 Full Baths: 3 Half Baths: 2  
 Garage Cap: 2  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

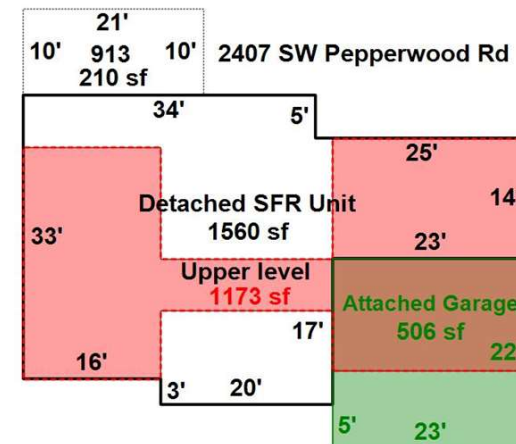
Dwelling RCN: 466,130  
 Percent Good: 79  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 368,240  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 22,360  
 Cost Building: 368,240  
 Cost Total: 390,600  
 Income Value: 0  
 Market Value: 317,300  
 MRA Value: 313,300  
 Weighted Estimate: 319,800

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 22,360  
 Building Value: 292,100  
 Final Value: 314,460  
 Prior Value: 308,290



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	19			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,733			
641-Single 1-Story Fireplace	1			
701-Attached Garage	506			
736-Garage Finish, Attached	506			
801-Total Basement Area	1,560			
802-Minimal Finish Area	287			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
803-Partition Finish Area	403			
901-Open Slab Porch	128	3.00		1995
903-Wood Deck	225	3.00		1985
913-Enclosed Wood Deck, Screened Walls	210			