

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-20-12-018.00-0

Quick Ref: R56544

Tax Year: 2025

Run Date: 5/15/2025 3:15:44 AM

OWNER NAME AND MAILING ADDRESS

RINGHAM, GREGORY SCOTT & KELLY R

6422 SW WENTLEY LN
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

6422 SW WENTLEY LN
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: RR1
Neighborhood: 196.0 196.0 - SW 29 ST - WENT
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 619-619

TRACT DESCRIPTION

SHERWOOD ESTATES, S17, T12, R15, BLOCK
3, Lot 21, WENTLEY LANE BLK 3 LOT 21
SHERWOOD ESTATES SECTION 17
TOWNSHIP 12 RANGE 15



Image Date: 09/13/2022

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
09/12/2022	11:25 AM	5	S	RBR		
08/24/2021	12:13 PM	VI	VI	RBR		
02/23/2021	3:00 PM	3	S	RBR	SHERI HOWARD	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
88506	120,000		10/12/1988	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	18.920	296.640	315.560
Total	18.920	296.640	315.560

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	18.920	287.450	306.370
Total	18.920	287.450	306.370

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		80	140	0.97								119	70.00	270.00	60.00	60.00	18.920

Total Market Land Value 18,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1989 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,603
Main Floor Living Area: 1,603
Upper Floor Living Area Pct:
CDU: AV+
CDU Reason:
Phys/Func/Econ: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 8 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

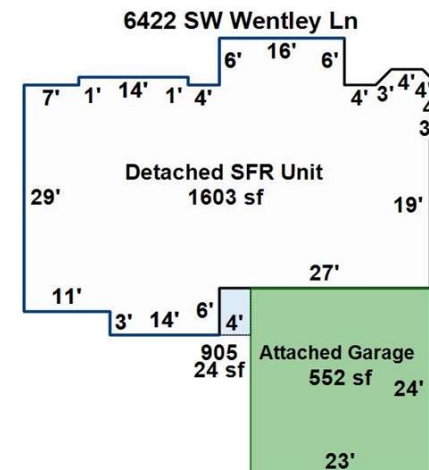
Dwelling RCN: 354,550
Percent Good: 82
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 290,730
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 18,920
Cost Building: 290,730
Cost Total: 309,650
Income Value: 0
Market Value: 313,400
MRA Value: 304,900
Weighted Estimate: 313,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 18,920
Building Value: 296,640
Final Value: 315,560
Prior Value: 306,370



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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,603			
641-Single 1-Story Fireplace	1			
701-Attached Garage	552			
736-Garage Finish, Attached	552			
801-Total Basement Area	1,565			
803-Partition Finish Area	910			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	320		3.00	1997
905-Raised Slab Porch with Roof	24			