

SNCAMA Property Record Card

Parcel ID: 089-144-19-0-20-05-012.00-0

Quick Ref: R57433

Tax Year: 2025

Run Date: 9/19/2024 12:19:47 PM

OWNER NAME AND MAILING ADDRESS

MOLER, DONALD L JR & JUDITH A

401 SW DANBURY LN
TOPEKA, KS 66606-2227

PROPERTY SITUS ADDRESS

7401 SW FALCON ST
Topeka, KS 66610

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: 190.9 190.9 - SHERWOOD EST,
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 619-619

TRACT DESCRIPTION

SHERWOOD ESTATES SUB #52 , BLOCK B , Lot 2 , LOT 2 BLK B SHERWOOD #52 SECTION 19 TOWNSHIP 12 RANGE 15



Image Date: 09/04/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
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
09/27/2022	2:35 PM	5	S	JRS		
09/25/2020	1:25 PM	5	S	JRS		
09/19/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0495	160,000	Dwelling	09/10/1997	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	30.140	299.140	329.280
Total	30.140	299.140	329.280

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

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		137	166	1.05								43	100.00	250.00	100.00	100.00	30.140

Total Market Land Value 30,140

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.33-AV+
 Year Blt: 1997 Est:
 Eff Year:
 MS Style: 4-Split Level
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,760
 Main Floor Living Area: 1,760
 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: 03-Split Level
 Bsmt Type: 5-Walkout - 5
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 3 Half Baths:
 Garage Cap: 3
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

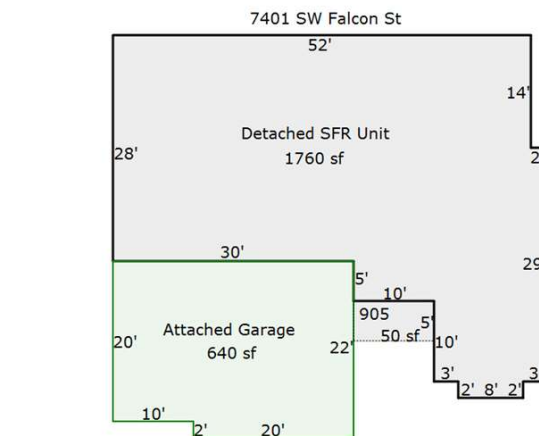
Dwelling RCN: 396,850
 Percent Good: 85
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 337,320
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 30,140
 Cost Building: 337,320
 Cost Total: 367,460
 Income Value: 0
 Market Value: 344,500
 MRA Value: 364,800
 Weighted Estimate: 339,000

FINAL VALUES

Value Method: IDXVAL
 Land Value: 30,140
 Building Value: 315,600
 Final Value: 345,740
 Prior Value: 329,280



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	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,760			
641-Single 1-Story Fireplace	1			
701-Attached Garage	640			
736-Garage Finish, Attached	640			
801-Total Basement Area	1,744			
803-Partition Finish Area	1,375			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	324		3.00	2005
903-Wood Deck	202		3.00	2005
905-Raised Slab Porch with Roof	50			