

SNCAMA Property Record Card

Parcel ID: 089-144-19-0-40-01-001.52-0

Quick Ref: R57625

Tax Year: 2025

Run Date: 6/12/2026 7:58:49 PM

OWNER NAME AND MAILING ADDRESS

BROWN, DUSTIN P & SHERI L

4115 SW EAGLE POINT RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

4115 SW EAGLE POINT RD
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: 594.8 594.8 - EAGLE POINT
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 600-600

TRACT DESCRIPTION

EAGLE POINT SUB, S19, T12, R15, BLOCK A,
Lot 11, ACRES 0.74, LOT 11 BLK A & W 167.6' OF
E 342.23' OF LOT 1 BLK A EAGLE POINT SUB
(STREET SPECIALS ONLY ON LOTS 11-12)
SECTION 19 TOWNSHIP 12 RANGE 15



Image Date: 09/04/2024

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
08/18/2024	12:08 PM	VI	VI	JRS		
09/01/2022	2:30 PM	1	S	JRS	MRS BROWN	1
10/03/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0257	240,000	Dwelling	05/14/1997	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	35.090	438.130	473.220
Total	35.090	438.130	473.220

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	33.090	430.850	463.940
Total	33.090	430.850	463.940

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
Acre	1-Primary Site - 1		0.74											46	1.00	36,000.00	3,500.00	3,500.00	35,090

Total Market Land Value 35,090

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.33-GD+
Year Blt: 1997 **Est:**
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 2,896
Main Floor Living Area: 1,824
Upper Floor Living Area Pct: 58.77
CDU: VG
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: 6-Daylight - 6
Total Rooms: 9 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:** 1
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

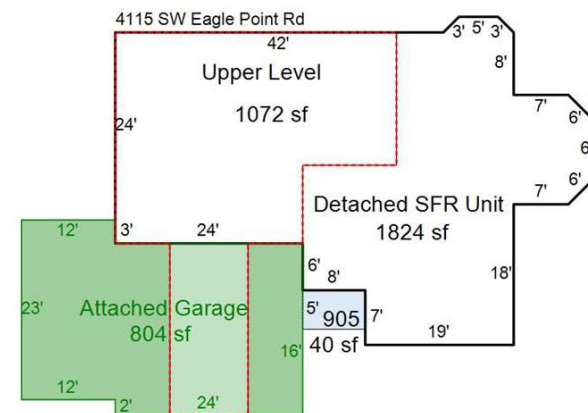
Dwelling RCN: 626,740
Percent Good: 91
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 570,330
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 35,090
Cost Building: 570,330
Cost Total: 605,420
Income Value: 0
Market Value: 530,100
MRA Value: 535,600
Weighted Estimate: 504,600

FINAL VALUES

Value Method: IDXVAL
Land Value: 35,090
Building Value: 438,130
Final Value: 473,220
Prior Value: 463,940



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	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,896			
641-Single 1-Story Fireplace	1			
701-Attached Garage	804			
736-Garage Finish, Attached	804			
801-Total Basement Area	1,810			
803-Partition Finish Area	1,183			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	270			
905-Raised Slab Porch with Roof	40			