

SNCAMA Property Record Card

Parcel ID: 089-144-20-0-10-05-013.00-0

Quick Ref: R57804

Tax Year: 2025

Run Date: 9/19/2024 12:15:37 PM

OWNER NAME AND MAILING ADDRESS

BORDEN. ANDREW & BASHA

6239 SW 38TH PL
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

6239 SW 38TH PL
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: R1
Neighborhood: 594.1 594.1 - GREENWOOD
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 014-014

TRACT DESCRIPTION

GLENWOOD SUB , BLOCK A , Lot 7 , SW 38TH PLACE BLK A LOT 7
GLENWOOD SUB SECTION 20 TOWNSHIP 12 RANGE 15



Image Date: 10/27/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
10/26/2023	11:20 AM	5	S	JRS		
09/25/2019	10:50 AM	BD	S	JRS		
09/28/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0337	110,000		02/01/1992	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	28,680	217,320	246,000
Total	28,680	217,320	246,000

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		105	164	1.10								63	85.00	295.00	50.00	50.00	28,680

Total Market Land Value 28,680

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.67-GD-
 Year Blt: 1992 Est:
 Eff Year:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,678
 Main Floor Living Area: 1,292
 Upper Floor Living Area Pct: 29.88
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: FR / /
 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: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths: 1
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

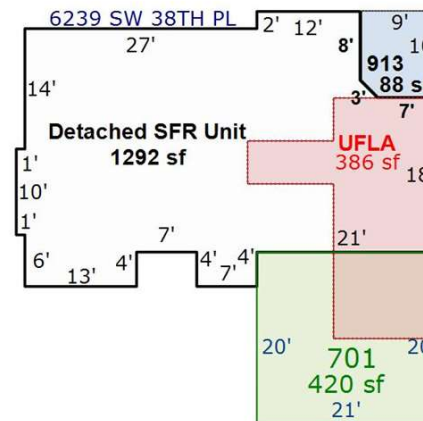
Dwelling RCN: 316,530
 Percent Good: 83
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 262,720
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 28,680
 Cost Building: 262,720
 Cost Total: 291,400
 Income Value: 0
 Market Value: 275,900
 MRA Value: 272,500
 Weighted Estimate: 279,300

FINAL VALUES

Value Method: OVR
 Land Value: 28,680
 Building Value: 217,320
 Final Value: 246,000
 Prior Value: 246,000



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	1,678			
641-Single 1-Story Fireplace	1			
701-Attached Garage	420			
736-Garage Finish, Attached	420			
801-Total Basement Area	1,258			
901-Open Slab Porch	234		3.00	1992

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
913-Enclosed Wood Deck, Screened Walls	88			