

## SNCAMA Property Record Card

Parcel ID: 089-144-20-0-40-05-034.00-0

Quick Ref: R58336

Tax Year: 2025

Run Date: 7/12/2025 5:29:47 AM

## OWNER NAME AND MAILING ADDRESS

FRAKES. JOSEPH E &amp; AMBER J

6317 SW 42ND CT  
TOPEKA, KS 66610

## PROPERTY SITUS ADDRESS

6317 SW 42ND CT  
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:** 594.7 594.7 - BRIDLE PATH & B  
**Economic Adj. Factor:**  
**Map / Routing:** / 010RL  
**Tax Unit Group:** 014-014

## TRACT DESCRIPTION

MONARCH MEADOW , BLOCK B , Lot 14 , BLK  
B LOT 14 MONARCH MEADOW SUB SECTION  
20 TOWNSHIP 12 RANGE 15



Image Date: 10/09/2024

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**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
09/29/2024	2:28 PM	VI	VI	JRS		
11/06/2020	1:45 PM	1	S	JRS	JOSEPH FRAKES	1
09/20/2018	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0449	190,000	Dwelling	12/28/2004	C	100

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	34.650	325.420	360.070
<b>Total</b>	34.650	325.420	360.070

## 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			72	150	1.00								139	90.00	390.00	25.00	25.00	34.650

Total Market Land Value 34,650

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.67-GD-  
**Year Blt:** **Est:**  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:**  
**Main Floor Living Area:**  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**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:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

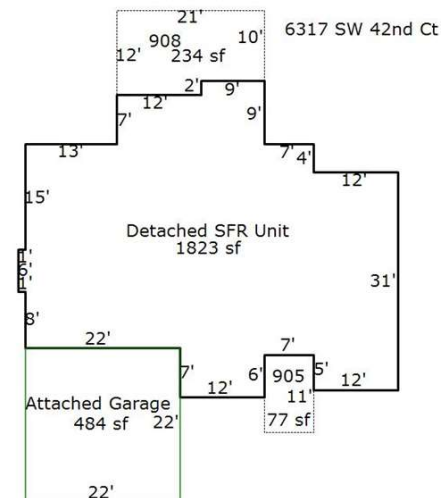
**Dwelling RCN:** 403,310  
**Percent Good:** 89  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 358,940  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 34,650  
**Cost Building:** 358,940  
**Cost Total:** 393,590  
**Income Value:** 0  
**Market Value:** 379,600  
**MRA Value:** 373,200  
**Weighted Estimate:** 380,600

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 34,650  
**Building Value:** 332,620  
**Final Value:** 367,270  
**Prior Value:** 360,070



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	15			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,823			
641-Single 1-Story Fireplace	1			
701-Attached Garage	484			
736-Garage Finish, Attached	484			
801-Total Basement Area	1,799			
802-Minimal Finish Area	400			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	77			
908-Enclosed Porch, Knee Walls w/Glass	234			