

## SNCAMA Property Record Card

Parcel ID: 089-145-15-0-20-08-009.00-0

Quick Ref: R58819

Tax Year: 2025

Run Date: 5/17/2025 11:23:23 PM

## OWNER NAME AND MAILING ADDRESS

PECK, SHANNON

5100 SW 31ST ST  
TOPEKA, KS 66614

## PROPERTY SITUS ADDRESS

5100 SW 31ST ST  
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:** R1  
**Neighborhood:** 106.0 106.0 - SW 31 ST - 34 ST.  
**Economic Adj. Factor:**  
**Map / Routing:** K03 / 010  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

OLD FARM ADDITION , BLOCK A , Lot 12 ,  
WEST 31ST BLK A LOT 12 FINAL PLAT OLD  
FARM ADD SECTION 15 TOWNSHIP 12 RANGE  
15



Image Date: 08/07/2023

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Sidewalk - 6  
**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
08/07/2023	3:00 PM	5	S	RBR		
07/27/2021	9:25 AM	VI	VI	RBR		
08/29/2016	9:00 AM	VI	VI	KMM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	14.260	160.360	174.620
<b>Total</b>	14.260	160.360	174.620

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	14.260	156.940	171.200
<b>Total</b>	14.260	156.940	171.200

## 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		62	150	1.11								116	75.00	180.00	50.00	50.00	14.260

Total Market Land Value 14,260

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1967 **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 864  
**Main Floor Living Area:** 864  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**CDU Reason:**  
**Phys/Func/Econ:** GD / /  
**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:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:** 1  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

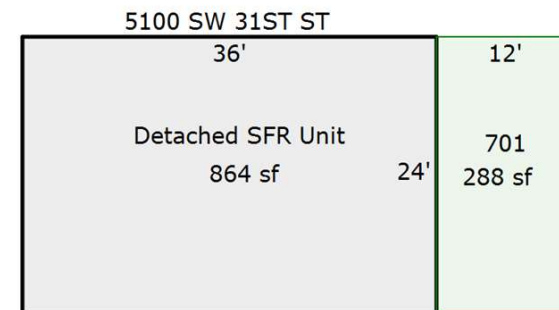
**Dwelling RCN:** 160,670  
**Percent Good:** 78  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 125,320  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 14,260  
**Cost Building:** 125,320  
**Cost Total:** 139,580  
**Income Value:** 0  
**Market Value:** 179,900  
**MRA Value:** 182,000  
**Weighted Estimate:** 179,200

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 14,260  
**Building Value:** 160,360  
**Final Value:** 174,620  
**Prior Value:** 171,200



Sketch by Apex Media™

## 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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	864			
701-Attached Garage	288			
801-Total Basement Area	864			
802-Minimal Finish Area	650			
901-Open Slab Porch	432		3.00	1970