

SNCAMA Property Record Card

Parcel ID: 089-146-14-0-40-09-044.23-2

Quick Ref: R65234

Tax Year: 2025

Run Date: 5/9/2025 10:43:19 PM

OWNER NAME AND MAILING ADDRESS

SMITH. AMY LOUISE & EDITH ELAINE & K

2307 SW MAYFAIR PL
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2307 SW MAYFAIR PL
Topeka, KS 66611

LAND BASED CLASSIFICATION SYSTEM

Function: 1150 Apartment unit (Sfx: 0
Activity: 1100 Household activities
Ownership: 1140 Private-fee simple, condominium
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: PUD
Neighborhood: 509.0 509.0 - MAYFAIR
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

S14, T12, R15, BLDG SITE D MAYFAIR SUB BEG
AT SE COR OF SE 1/4 TH NE 318.28 FT TH SW
145.50 FT TH NE 80.48 FT FOR PT OF BEG TH
SW 71.94 FT TH NE 118 FT TH



Image Date: 09/29/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Private Road - 9
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
09/28/2023	2:00 PM	5	S	RBR		
10/20/2020	8:27 AM	VI	VI	JGW		
07/18/2019	9:35 AM	1	S	JGW	JAMES MAYER	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	21.000	309.280	330.280
Total	21.000	309.280	330.280

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	21.000	302.800	323.800
Total	21.000	302.800	323.800

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
Sqft	1-Primary Site - 1	10.000											31	10.000.00	2.10	2.10	2.10	21.000

Total Market Land Value 21,000

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DWELLING INFORMATION

Res Type: 3-Town House
Quality: 3.33-AV+
Year Blt: 1978 **Est:** Yes
Eff Year:
MS Style: 19-One Story End Unit
LBCSStruct: 1160-Condominium / apartment
No. of Units:
Total Living Area:
Calculated Area: 2,207
Main Floor Living Area: 2,207
Upper Floor Living Area Pct:
CDU: AV+
CDU Reason:
Phys/Func/Econ: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 13-Condo
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap: 2
Foundation: Concrete - 2

CONDOMINIUM INFORMATION

Condo Level: 1
Unit Type: 2-Corner - 2
Condo Amenities:
Fee Info: 500

IMPROVEMENT COST SUMMARY

Dwelling RCN: 381,840
Percent Good: 79
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 301,660
Other Improvement RCN: 0
Other Improvement Value: 0

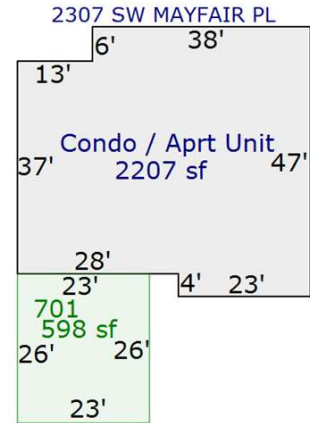
CALCULATED VALUES

Cost Land: 21,000
Cost Building: 301,660
Cost Total: 322,660
Income Value: 0
Market Value: 329,400
MRA Value: 327,900
Weighted Estimate: 330,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 21,000
Building Value: 309,280
Final Value: 330,280
Prior Value: 323,800

Sketch by Apex Media™



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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,207			
641-Single 1-Story Fireplace	1			
701-Attached Garage	598			
736-Garage Finish, Attached	598			
801-Total Basement Area	2,207			
802-Minimal Finish Area	1,645			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	305			
901-Open Slab Porch	370		3.00	1978
901-Open Slab Porch	207		3.00	1978