

SNCAMA Property Record Card

Parcel ID: 089-148-34-0-00-03-003.00-0

Quick Ref: R66845

Tax Year: 2025

Run Date: 8/2/2025 4:32:15 AM

OWNER NAME AND MAILING ADDRESS

SCP SHAWNEE HILLS MHP LLC

2101 SW 21ST ST
TOPEKA, KS 66604-3174

PROPERTY SITUS ADDRESS

4420 SW 61ST ST
Topeka, KS 66619

SHAWNEE HILLS M.H. PARK

LAND BASED CLASSIFICATION SYSTEM

Function: 1165 Manufactured h **Sfx:** 0
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building



Image Date: 10/19/2023

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 103
Zoning: I1
Neighborhood: 319.0 319.0 - OUTSIDE ALL OTI
Economic Adj. Factor:
Map / Routing: S08 / WR-CPLUS
Tax Unit Group: 600-600

PROPERTY FACTORS

Topography: Below Street - 3
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Dead End - 7
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: 40

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/17/2023	3:15 PM	VI	S	SRB		
01/04/2022	10:00 AM	VI	VI	RBR		
12/28/2018	2:26 PM	VI	R	DJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	361.270	1,440.520	1,801.790
Total	361.270	1,440.520	1,801.790

TRACT DESCRIPTION

SHAWNEE HILLS MOBILEHOME, S34, T12, R15,
BLOCK A, Lot 1, SW 61ST ST BLK A LOT 1
SHAWNEE HILLS MOBILE HOME SUB SECTION
34 TOWNSHIP 12 RANGE 15

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
Sqft	1-Primary Site - 1		1,204,239				0	120						16	435,600.00	0.25	0.25	0.25	361,270

Total Market Land Value 361,270

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GENERAL BUILDING INFORMATION

LBCS Structure Code: 2101-Office building (low rise 1-4 stories)

Bldg No. & Name: 1 SHAWNEE HILLS M.H. PARK

Identical Units: 1 No. of Units:

Unit Type:

MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8

Units:

BR Type:

Baths:

IMPROVEMENT COST SUMMARY

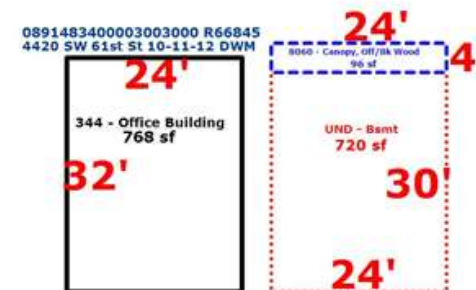
Building RCN: 173,280
Mkt Adj: 100 Eco Adj:
Building Value: 0
Other Improvement RCN: 13,020
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 361,270
Cost Building: 0
Cost Total: 361,270
Income Value: 1,833,570
Market Value:
MRA Value:

FINAL VALUES

Value Method: INCOME
Land Value: 361,270
Building Value: 1,472,300
Final Value: 1,833,570
Prior Value:



COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	RCN	% Gd	Value
1	344-Office Building	S	0.84	1969		01 / 01		768	112	10	3	3		0	Inc				173,280	0	0
702	344-Office Building	S	0.84			1		720	108	8											

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	163-Site Improvements	S	2.00	1	1990			10		8			1	3	3	0	Inc		13,020	0	0

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	612-Warmed and Cooled Air		100				
1	916-Single -Metal on Steel Frame		100				
1	8060-Canopy, Office-Bank Wood Fram	96					
	3603-Forced Air Unit		100				

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6604001-Chain Link Fence, Galvanizer	600		6			