

SNCAMA Property Record Card

Parcel ID: 089-151-12-0-40-12-032.00-0

Quick Ref: R68002

Tax Year: 2025

Run Date: 7/16/2025 3:40:39 AM

OWNER NAME AND MAILING ADDRESS

MALONE, BAILEY C

2540 SW CHAUNCEY DR
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2540 SW CHAUNCEY DR
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: RR1
Neighborhood: 595.0 595.0 - SHERWOOD PAR
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 014-014

TRACT DESCRIPTION

SHERWOOD PARK SUB NO 5 , BLOCK G , Lot
7 , BLK G LOT 7 SHERWOOD PARK SUB #5
SECTION 12 TOWNSHIP 12 RANGE 14



Image Date: 09/20/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/13/2024	1:56 PM	VI	VI	JRS		
11/22/2022	1:55 PM	5	S	JRS		
09/18/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0044	197,000	Dwelling	01/30/2003	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	29.310	365.890	395.200
Total	29.310	365.890	395.200

Not Yet Available

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	3-Irregular Lot - 3			113	150	1.06								117	100.00	270.00	50.00	50.00	29.310

Total Market Land Value 29,310

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
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

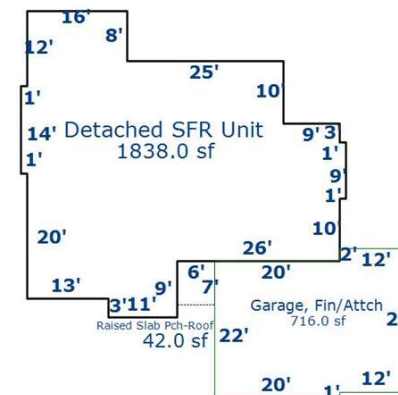
Dwelling RCN: 420,680
Percent Good: 88
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 370,200
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 29,310
Cost Building: 370,200
Cost Total: 399,510
Income Value: 0
Market Value: 405,200
MRA Value: 400,400
Weighted Estimate: 409,600

FINAL VALUES

Value Method: IDXVAL
Land Value: 29,310
Building Value: 373,790
Final Value: 403,100
Prior Value: 395,200



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	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,838			
641-Single 1-Story Fireplace	1			
701-Attached Garage	716			
736-Garage Finish, Attached	716			
801-Total Basement Area	1,780			
803-Partition Finish Area	1,365			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	225			2006
903-Wood Deck	240	4.00		2003
905-Raised Slab Porch with Roof	42			