

SNCAMA Property Record Card

Parcel ID: 089-016-14-0-00-01-012.01-0

Quick Ref: R695

Tax Year: 2026

Run Date: 6/4/2026 11:59:04 AM

OWNER NAME AND MAILING ADDRESS

GARRETT, JOSEPH M & ASHLEY L

2635 NE 78TH ST  
MERIDEN, KS 66512

PROPERTY SITUS ADDRESS

2635 NE 78TH ST  
Meriden, KS 66512

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:** RA1  
**Neighborhood:** 485.0 485.0 - JEFFERSON USD  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 302-302

TRACT DESCRIPTION

S14, T10, R16, ACRES 11.11, 14-10-16 BEG  
750.47 W NE COR NE 1/4 TH TH S 851.13 W  
580.72 N 852.81 E 589.94 TO POB LESS ROW



Image Date: 08/06/2025

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** Public Water - 3, Septic - 6  
**Access:** Paved Road - 1  
**Fronting:** Residential Street - 4  
**Location:** Neighborhood or Spot - 6  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/05/2025	9:14 AM	VI	VI	KMM		
08/09/2019	1:12 PM	VI	VI	KMM		
07/31/2018	1:55 PM	5	S	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
14-0181	25,000	Ag Bldg	05/29/2014	C	100
C0310	100,000	Dwelling	06/28/2002	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	52.260	367.940	420.200
<b>Total</b>	<b>52.260</b>	<b>367.940</b>	<b>420.200</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	48.220	361.140	409.360
<b>Total</b>	<b>48.220</b>	<b>361.140</b>	<b>409.360</b>

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
Acre	1-Primary Site - 1		11.11											8	1.00	28,000.00	2,400.00	2,400.00	52,260

Total Market Land Value 52,260

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.33-AV+  
 Year Blt: 2002 Est:   
 Eff Year: Link:   
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,427  
 Main Floor Living Area: 1,427  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 15-Walkout Ranch  
 Bsmt Type: 5-Walkout - 5  
 Total Rooms: 7 Bedrooms: 4  
 Family Rooms: 1  
 Full Baths: 3 Half Baths:  
 Garage Cap: 2  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

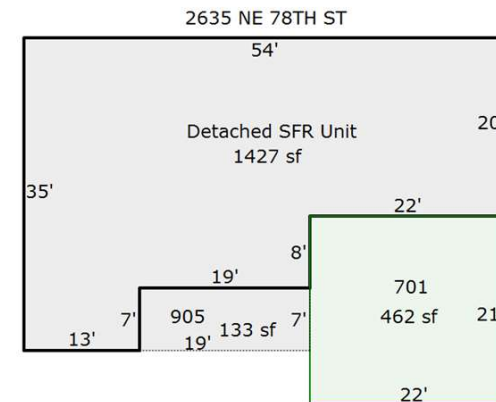
Dwelling RCN: 365,680  
 Percent Good: 89  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 325,460  
 Other Improvement RCN: 40,680  
 Other Improvement Value: 25,630

**CALCULATED VALUES**

Cost Land: 52,260  
 Cost Building: 351,090  
 Cost Total: 403,350  
 Income Value: 0  
 Market Value: 420,200  
 MRA Value: 425,900  
 Weighted Estimate: 419,300

**FINAL VALUES**

Value Method: MKT  
 Land Value: 52,260  
 Building Value: 367,940  
 Final Value: 420,200  
 Prior Value: 409,360



Sketch by Apex Media™

**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		477-Farm Utility Building	P	2.00	1	2014			2,576	204	14	56 X 46	1	3	3					40,680	63	25,630

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
352-Heat Pump		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,427			
701-Attached Garage	462			
736-Garage Finish, Attached	462			
801-Total Basement Area	1,427			
803-Partition Finish Area	1,360			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
901-Open Slab Porch	383		3.00	2002
905-Raised Slab Porch with Roof	133			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				

