

## SNCAMA Property Record Card

Parcel ID: 089-019-30-0-10-03-008.00-0

Quick Ref: R1573

Tax Year: 2026

Run Date: 8/4/2025 1:12:13 AM

## OWNER NAME AND MAILING ADDRESS

MADINGER. MATTHEW &amp; HAGINS. SCARI

6048 NW WESTBROOKE DR  
TOPEKA, KS 66617

## PROPERTY SITUS ADDRESS

6048 NW WESTBROOKE DR  
Topeka, KS 66617

## 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:** 180.7 180.7 - SEAMAN USD345  
**Economic Adj. Factor:**  
**Map / Routing:** / 020CS  
**Tax Unit Group:** 301-301

## TRACT DESCRIPTION

NORTH HILLS SUB # 2, S30, T10, R16, Lot 69,  
WESTBROOKE DR LOT 69 NORTH HILLS SUB  
ADD NO 2 ALSO S 1/2 VAC ST BK 1830 PG 43  
SECTION 30 TOWNSHIP 10 RANGE 16



Image Date: 08/14/2024

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** Public Water - 3, Septic - 6, Gas - 7  
**Access:** Paved Road - 1  
**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
08/08/2024	10:57 AM	VI	VI	KMM		
05/22/2023	10:21 AM	5	S	KMM		
08/12/2019	11:10 AM	VI	VI	KMM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	18.680	222.020	240.700
<b>Total</b>	18.680	222.020	240.700

## 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	1-Regular Lot - 1			120	200	1.00								58	125.00	150.00	15.00	15.00	18.680

Total Market Land Value 18,680

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-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:** 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:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

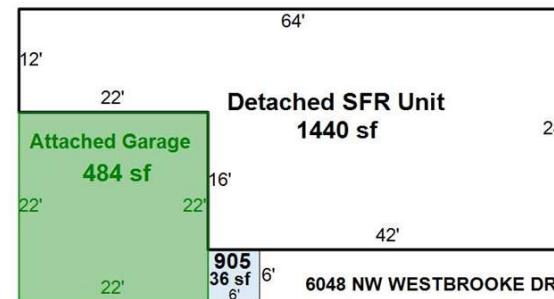
**Dwelling RCN:** 254,330  
**Percent Good:** 77  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 195,840  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 18,680  
**Cost Building:** 195,840  
**Cost Total:** 214,520  
**Income Value:** 0  
**Market Value:** 242,000  
**MRA Value:** 248,700  
**Weighted Estimate:** 241,500

## FINAL VALUES

**Value Method:** PRIOR  
**Land Value:** 18,680  
**Building Value:** 222,020  
**Final Value:** 240,700  
**Prior Value:** 240,700



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,440			
641-Single 1-Story Fireplace	1			
701-Attached Garage	484			
736-Garage Finish, Attached	484			
801-Total Basement Area	1,176			
905-Raised Slab Porch with Roof	36			