

SNCAMA Property Record Card

Parcel ID: 089-024-20-0-00-01-005.00-0

Quick Ref: R2358

Tax Year: 2026

Run Date: 4/29/2026 9:28:48 AM

OWNER NAME AND MAILING ADDRESS

AUSTIN, JEFFREY RAY & ASHLEY N

6346 NW LONDON RD
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

6346 NW LONDON RD
Topeka, KS 66618

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: 284.0 284.0 - SILVER LAKE USE
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 250-250



Image Date: 11/13/2025

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
11/12/2025	1:20 PM	5	P	KMM		
08/11/2025	9:55 AM	VI	VI	KMM		
06/20/2025	10:11 AM	5	P	BEJ		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFN-24-0101	220,000	Dwelling	10/16/2024	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	48.700	580.350	629.050
Total	48.700	580.350	629.050

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	45.880	22.000	67.880
Total	45.880	22.000	67.880

TRACT DESCRIPTION

S20, T10, R15, ACRES 2.91, S20, T10, R15,
BEG 928.74' N SW COR SW 1/4 TH N 200' E 654'
S 200' W 654' TO POB LESS ROW

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		2.91				5	150						4	1.00	27,500.00	2,600.00	2,600.00	48,700

Total Market Land Value 48,700

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 4.00-GD
 Year Blt: 2024 Est:
 Eff Year: Link:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 3,188
 Main Floor Living Area: 2,603
 Upper Floor Living Area Pct: 22.47
 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: 04-Conventional
 Bsmt Type: 4-Full - 4
 Total Rooms: 9 Bedrooms: 4
 Family Rooms: 1
 Full Baths: 3 Half Baths: 1
 Garage Cap: 3
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

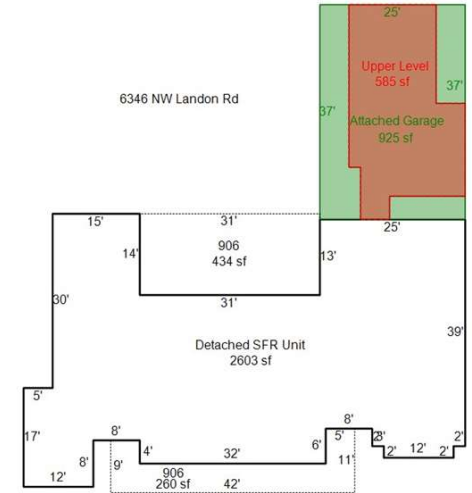
Dwelling RCN: 610,900
 Percent Good: 95
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 580,350
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 48,700
 Cost Building: 580,350
 Cost Total: 629,050
 Income Value: 0
 Market Value: 670,300
 MRA Value: 664,600
 Weighted Estimate: 673,500

FINAL VALUES

Value Method: COST
 Land Value: 48,700
 Building Value: 580,350
 Final Value: 629,050
 Prior Value: 67,880



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	16			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	3,188			
641-Single 1-Story Fireplace	1			
701-Attached Garage	925			
736-Garage Finish, Attached	925			
801-Total Basement Area	2,603			
906-Wood Deck with Roof	434			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	260			