

SNCAMA Property Record Card

Parcel ID: 089-028-34-0-20-02-026.16-0

Quick Ref: R307026

Tax Year: 2026

Run Date: 6/14/2026 8:08:47 PM

OWNER NAME AND MAILING ADDRESS

BOLING, DONALD D & CHERYL I

4615 NW 50TH CT
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

4615 NW 50TH CT
Topeka, KS 66618

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
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:
Neighborhood: 180.0 180.0 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 301-301

TRACT DESCRIPTION

URBAN HILLS NO. 18, BLOCK A, Lot 10, ACRES
0.38, BLK A LOT 10 URBAN HILLS SUB 18



Image Date: 08/07/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
Fronting: Cul-De-Sac - 6
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: Near - 1
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/28/2024	12:26 PM	VI	VI	KMM		
02/28/2022	9:55 AM	1	S	KMM	CHERYL BOLING	1
08/19/2019	2:03 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-0374	18,200	Garage	10/06/2011	C	100
10-0098	210,000	Dwelling	03/23/2010	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	32.680	306.640	339.320
Total	32.680	306.640	339.320

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	32.680	290.480	323.160
Total	32.680	290.480	323.160

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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			87	190	1.10	5	150						39	100.00	200.00	15.00	15.00	32.680

Total Market Land Value 32,680

SNCAMA Property Record Card

Parcel ID: 089-028-34-0-20-02-026.16-0

Quick Ref: R307026

Tax Year: 2026

Run Date: 6/14/2026 8:08:47 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.33-AV+
 Year Blt: 2010 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,522
 Main Floor Living Area: 1,522
 Upper Floor Living Area Pct:
 CDU: AV+
 CDU Reason:
 Phys/Func/Econ: AV+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 5 Bedrooms: 3
 Family Rooms: 0
 Full Baths: 2 Half Baths: 0
 Garage Cap: 3
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

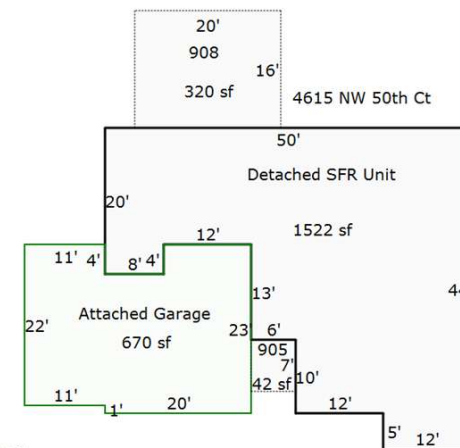
Dwelling RCN: 317,450
 Percent Good: 90
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 285,700
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 32,680
 Cost Building: 285,700
 Cost Total: 318,380
 Income Value: 0
 Market Value: 351,100
 MRA Value: 345,800
 Weighted Estimate: 354,300

FINAL VALUES

Value Method: IDXVAL
 Land Value: 32,680
 Building Value: 306,640
 Final Value: 339,320
 Prior Value: 323,160



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	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,522			
701-Attached Garage	670			
736-Garage Finish, Attached	670			
801-Total Basement Area	1,522			
901-Open Slab Porch	168			
905-Raised Slab Porch with Roof	42			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
908-Enclosed Porch, Knee Walls w/Glass	320			