

## SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-13-009.00-0

Quick Ref: R10431

Tax Year: 2026

Run Date: 8/2/2025 7:16:04 AM

## OWNER NAME AND MAILING ADDRESS

POPE, ERIC E &amp; NIKI J

730 SW VESPER AVE  
TOPEKA, KS 66606

## PROPERTY SITUS ADDRESS

730 SW VESPER AVE  
Topeka, KS 66606

## 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:** R1  
**Neighborhood:** 167.1 167.1 - SW GAGE-MACVIL  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

EMERY'S SUB , Lot 19 + , LOT 19 & N 3 FT 20  
EMERY'S SUB SECTION 35 TOWNSHIP 11  
RANGE 15



Image Date: 09/13/2022

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**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
09/09/2022	2:40 PM	5	S	SJN		
08/24/2021	8:05 AM	VI	VI	SJN		
08/24/2021	8:05 AM	8	QC	KMM		

## BUILDING PERMITS

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

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8,650	121,180	129,830
<b>Total</b>	<b>8,650</b>	<b>121,180</b>	<b>129,830</b>

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	1-Regular Lot - 1			58	140	1.03								91	50.00	160.00	50.00	50.00	8,650

Total Market Land Value 8,650

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** **Est:** Yes  
**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

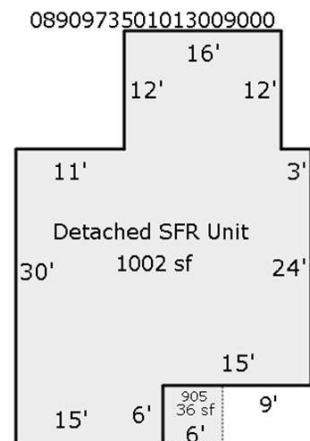
**Dwelling RCN:** 171,110  
**Percent Good:** 72  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 123,200  
**Other Improvement RCN:** 17,580  
**Other Improvement Value:** 5,280

## CALCULATED VALUES

**Cost Land:** 8,650  
**Cost Building:** 128,480  
**Cost Total:** 137,130  
**Income Value:** 0  
**Market Value:** 135,500  
**MRA Value:** 140,700  
**Weighted Estimate:** 134,300

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 8,650  
**Building Value:** 125,070  
**Final Value:** 133,720  
**Prior Value:** 129,830



Sketch by Apex Medina™

## OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1960			350	78	8	025 X 14	1	3	3					17,580	30	5,280

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding		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	1,002			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	810			
901-Open Slab Porch	180			
903-Wood Deck	100		3.00	1980

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	36			