

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-10-13-012.00-0

Quick Ref: R10434

Tax Year: 2026

Run Date: 4/4/2026 8:24:23 AM

OWNER NAME AND MAILING ADDRESS

WILES. MERRICK L & ANETTE M

7240 SW FOUNTAINDALE RD
TOPEKA, KS 66614-4628

PROPERTY SITUS ADDRESS

744 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-MACVI
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

EMERY'S SUB, S35, T11, R15, Lot 21 +, VESPER AVE ALL LOT 22 & BEG AT SW COR LOT 21 TH N ALONG W/L LOT 21 3 FT TH ELY 70 FT TO A PT ON S/L LOT 21 TH W 70 FT ALONG S/L TO POB (EMER SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 09/11/2025

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
09/11/2025	10:15 AM	6	S	JRS		
08/24/2021	8:01 AM	VI	VI	SJN		
08/24/2021	8:01 AM	8	QC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	8.400	77.100	85.500
Total	8.400	77.100	85.500

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.400	93.720	102.120
Total	8.400	93.720	102.120

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	3-Irregular Lot - 3			65	120	0.96								91	50.00	160.00	50.00	50.00	8.400

Total Market Land Value 8,400

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1947 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 816
 Main Floor Living Area: 816
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: FR / /
 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: 4 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 136,530
 Percent Good: 75
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 102,400
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 8,400
 Cost Building: 102,400
 Cost Total: 110,800
 Income Value: 0
 Market Value: 98,700
 MRA Value: 105,100
 Weighted Estimate: 92,500

FINAL VALUES

Value Method: OVR
 Land Value: 8,400
 Building Value: 77,100
 Final Value: 85,500
 Prior Value: 102,120

0890973501013012000



Sketch by Apex Medina™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	816			
801-Total Basement Area	816			
903-Wood Deck	120		3.00	1995