

SNCAMA Property Record Card

Parcel ID: 089-103-05-0-20-02-003.01-0

Quick Ref: R17197

Tax Year: 2026

Run Date: 3/31/2026 11:28:42 PM

OWNER NAME AND MAILING ADDRESS

PETIT. ROGER JOSEPH & MADISON ELIZ

4423 NW TOPEKA BLVD  
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

4423 NW TOPEKA BLVD  
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: 185.0 185.0 - SEAMAN USD345  
Economic Adj. Factor:  
Map / Routing: / 020  
Tax Unit Group: 301-301



Image Date: 10/01/2025

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1  
Fronting: Major Strip or CBD - 1  
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
09/29/2025	10:33 AM	VI	VI	KMM		
05/14/2024	12:02 PM	5	S	KMM		
07/09/2019	9:42 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
97075	6,600	Garage	02/25/1997	C	100
91029	75,000	Dwelling	03/01/1991	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	37.680	247.500	285.180
<b>Total</b>	<b>37.680</b>	<b>247.500</b>	<b>285.180</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	36.300	235.300	271.600
<b>Total</b>	<b>36.300</b>	<b>235.300</b>	<b>271.600</b>

TRACT DESCRIPTION

S05, T11, R16, ACRES 2.87, BEG 596.5' S,  
928.61' E & 312' S OF NW COR NW 1/4 TH E  
654', S 200', W 654', N 200' TO POB LESS ROW

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
Acre	1-Primary Site - 1		2.87											44	1.00	33,000.00	2,500.00	2,500.00	37,680

Total Market Land Value 37,680

SNCAMA Property Record Card

Parcel ID: 089-103-05-0-20-02-003.01-0

Quick Ref: R17197

Tax Year: 2026

Run Date: 3/31/2026 11:28:42 PM

**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.33-FR+  
 Year Blt: 1991 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,705  
 Main Floor Living Area: 1,705  
 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: 21-Manufactured Home  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 8 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 2 Half Baths: 1  
 Garage Cap:  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 275,890  
 Percent Good: 81  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 223,470  
 Other Improvement RCN: 46,920  
 Other Improvement Value: 21,070

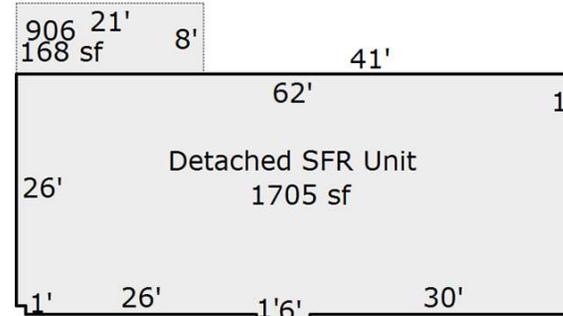
**CALCULATED VALUES**

Cost Land: 37,680  
 Cost Building: 244,540  
 Cost Total: 282,220  
 Income Value: 0  
 Market Value: 288,500  
 MRA Value: 290,100  
 Weighted Estimate: 287,500

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 37,680  
 Building Value: 247,500  
 Final Value: 285,180  
 Prior Value: 271,600

4423 NW TOPEKA BLVD



Sketch by Apex Media™

**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detac	D	2.00	1	1991			720	108	8	030 X 24	1	3	3					27,560	42	11,580
2		152-Residential Garage - Detac	D	2.00	1	1997			432	84	8	024 X 18	1	3	3					19,360	49	9,490

**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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,705			
801-Total Basement Area	1,699			
802-Minimal Finish Area	1,615			
901-Open Slab Porch	600		3.00	1997

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
903-Wood Deck	220		3.00	1991
906-Wood Deck with Roof	168			