

SNCAMA Property Record Card

Parcel ID: 089-104-20-0-10-01-004.04-0

Quick Ref: R19081

Tax Year: 2026

Run Date: 9/13/2025 1:47:09 PM

OWNER NAME AND MAILING ADDRESS

KOPFMAN, JORDAN & DARRYL VON

2024 NE MADISON ST
TOPEKA, KS 66608

PROPERTY SITUS ADDRESS

2024 NE MADISON ST
Topeka, KS 66608

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: 154.1 154.1 - NORTH TOPEKA
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 007-007

TRACT DESCRIPTION

DRAKES FARM, S20, T11, R16, BLOCK B, Lot 7,
ACRES 0.55, BLK B LOTS 7 DRAKES FARM

Image Date: 08/02/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
07/26/2023	1:31 PM	VI	VI	MAM		
09/22/2021	10:35 AM	6	S	MAM		
08/24/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
16-1886	110,000	Dwelling	04/20/2016	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	13.920	195.480	209.400
Total	13.920	195.480	209.400

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			120	200	1.11	5	190						84	100.00	62.00	20.00	20.00	13.920

Total Market Land Value 13,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 2016 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,372
Main Floor Living Area: 1,372
Upper Floor Living Area Pct:
CDU: AV
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: 1-Slab - 1
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap: 2
Foundation: None - 1

IMPROVEMENT COST SUMMARY

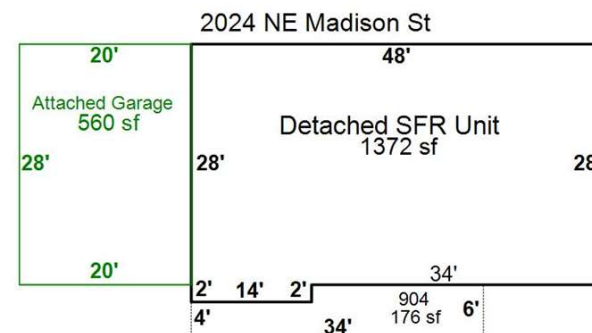
Dwelling RCN: 211,930
Percent Good: 89
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 188,610
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 13,920
Cost Building: 188,610
Cost Total: 202,530
Income Value: 0
Market Value: 212,500
MRA Value: 202,700
Weighted Estimate: 215,200

FINAL VALUES

Value Method: IDXVAL
Land Value: 13,920
Building Value: 201,760
Final Value: 215,680
Prior Value: 209,400



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	9			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,372			
701-Attached Garage	560			
736-Garage Finish, Attached	560			
903-Wood Deck	144	3.00		2021
904-Slab Porch with Roof	176			