

SNCAMA Property Record Card

Parcel ID: 089-131-11-0-20-05-017.00-0

Quick Ref: R29252

Tax Year: 2026

Run Date: 4/16/2026 9:27:08 PM

OWNER NAME AND MAILING ADDRESS

TIMMONS. KATHLEEN ANN TRUST

700 ASHFORD CT
CINCINNATI, OH 45231

PROPERTY SITUS ADDRESS

2407 SE BLAIR DR
Topeka, KS 66605



Image Date: 08/24/2023

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: 190.2 190.2 - N. 23/S. 29/E. TEC
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 351-351

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:

TRACT DESCRIPTION

BELHAZE SUB # 3, S11, T12, R16, BLOCK B, Lot 33, SE BLAIR DR BLK B LOT 33 BELHAZE SUB #3 SECTION 11 TOWNSHIP 12 RANGE 16

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/23/2023	10:07 AM	VI	VI	JRS		
12/09/2021	2:40 PM	5	S	JRS		
01/07/2021	11:55 AM	1	P	JRS	DANIEL LEWIS	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFA-21-0001	2,600	Patio or Deck	01/07/2021	C	100
DMN-16-0015	5,000	Garage	04/01/2016	C	100
12-0093	5,322	Demolition	03/13/2012	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	18.230	298.370	316.600
Total	18.230	298.370	316.600

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	18.230	287.340	305.570
Total	18.230	287.340	305.570

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			175	180	1.08								64	100.00	150.00	25.00	25.00	18.230

Total Market Land Value 18,230

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1976 Est: Yes
 Eff Year: Link:
 MS Style: 4-Split Level
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,900
 Main Floor Living Area: 1,900
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 03-Split Level
 Bsmt Type: 4-Full - 4
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

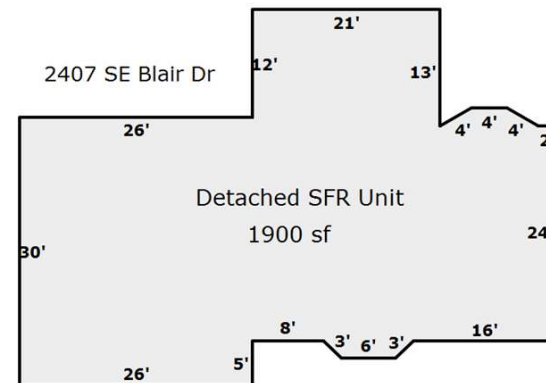
Dwelling RCN: 309,500
 Percent Good: 82
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 253,790
 Other Improvement RCN: 3,190
 Other Improvement Value: 2,450

CALCULATED VALUES

Cost Land: 18,230
 Cost Building: 256,240
 Cost Total: 274,470
 Income Value: 0
 Market Value: 316,500
 MRA Value: 316,600
 Weighted Estimate: 317,500

FINAL VALUES

Value Method: MRA
 Land Value: 18,230
 Building Value: 298,370
 Final Value: 316,600
 Prior Value: 305,570



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		133-Prefabricated Storage Shed	D	2.00	1	2020			120	44	6	12 X 10	1.00	3	3					3,190	77	2,450

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	8			
602-Plumbing Rough-ins	1			
621-Slab on Grade	273			
622-Raised Subfloor	1,627			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,544			
803-Partition Finish Area	670			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
806-Basement Garage, Double	1			
901-Open Slab Porch	377		3.00	1984
903-Wood Deck	144			