

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-02-011.00-0

Quick Ref: R30964

Tax Year: 2026

Run Date: 7/6/2025 1:06:23 AM

OWNER NAME AND MAILING ADDRESS

GILBERT, BRITTANI

2311 SE 21ST ST
TOPEKA, KS 66607

PROPERTY SITUS ADDRESS

2311 SE 21ST ST
Topeka, KS 66607

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: 146.0 146.0 - SE12TH-25TH/CAI
Economic Adj. Factor:
Map / Routing: I13 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND ACRES 2 RP B-G, S09, T12, R16,
BLOCK C, Lot 25, E 21ST ST BLK C LOT 25
HIGHLAND AC NO 2 REPL OF BLKS C D E F G
& PT OF B SECTION 09 TOWNSHIP 12 RANGE
16



Image Date: 08/14/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
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
08/08/2024	12:40 PM	VI	VI	EMA		
08/08/2024	12:40 PM	8	QC	TKS		
05/14/2021	2:30 PM	5	S	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JGW11	1	Interior Remodel	12/09/2010	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	4.090	101.100	105.190
Total	4.090	101.100	105.190

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	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	145	1.04	5	80						47	68.00	73.00	15.00	15.00	4.090

Total Market Land Value 4,090

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1959 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,200
Main Floor Living Area: 1,200
Upper Floor Living Area Pct:
CDU: FR
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: 2-Crawl - 2
Total Rooms: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 1 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

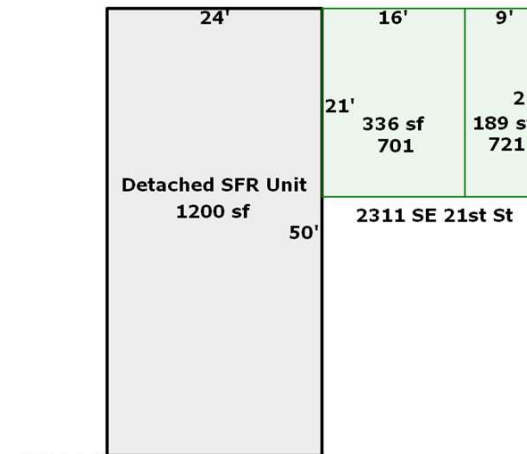
Dwelling RCN: 170,720
Percent Good: 56
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 95,600
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 4,090
Cost Building: 95,600
Cost Total: 99,690
Income Value: 0
Market Value: 108,400
MRA Value: 118,300
Weighted Estimate: 107,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 4,090
Building Value: 106,360
Final Value: 110,450
Prior Value: 105,190



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	1,200			
701-Attached Garage	336			
721-Carport, Flat Roof	189	2.00		
736-Garage Finish, Attached	336			