

## SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-02-032.00-0

Quick Ref: R30985

Tax Year: 2026

Run Date: 6/10/2025 1:53:10 AM

## OWNER NAME AND MAILING ADDRESS

PITTMAN, ERRIN D &amp; KING, RICHARD

2300 SE 21ST TER  
TOPEKA, KS 66605

## PROPERTY SITUS ADDRESS

2300 SE 21ST TER  
Topeka, KS 66605

## 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 4, SE 21ST TERR BLK C LOT 4  
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:** Cul-De-Sac - 6  
**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 |
|------------|----------|------|--------|-----------|---------|------|
| 08/03/2024 | 2:53 PM  | VI   | VI     | EMA       |         |      |
| 08/03/2024 | 2:53 PM  | 8    | QC     | TKS       |         |      |
| 10/12/2023 | 10:20 AM | 5    | S      | RBR       |         |      |

## BUILDING PERMITS

| Number | Amount | Type             | Issue Date | Status | % Comp |
|--------|--------|------------------|------------|--------|--------|
| MJV13  | 1      | Interior Remodel | 09/24/2012 | C      | 100    |
| 89657  | 100    |                  | 10/01/1989 | C      | 100    |

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

| Cls          | Land         | Building       | Total          |
|--------------|--------------|----------------|----------------|
| R            | 5.360        | 142.380        | 147.740        |
| <b>Total</b> | <b>5.360</b> | <b>142.380</b> | <b>147.740</b> |

## MISCELLANEOUS IMPROVEMENT VALUES

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

## NEW CONSTRUCTION

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

## 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   | 1-Regular Lot - 1 |       | 68     | 155   | 1.08   |      |       |      |       |      |     |     | 47    | 68.00     | 73.00    | 15.00   | 15.00   | 5,360     |

Total Market Land Value 5,360

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1974 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,218  
**Main Floor Living Area:** 1,218  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** GD+ / /  
**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:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:** 1  
**Garage Cap:** 1  
**Foundation:** None - 1

## IMPROVEMENT COST SUMMARY

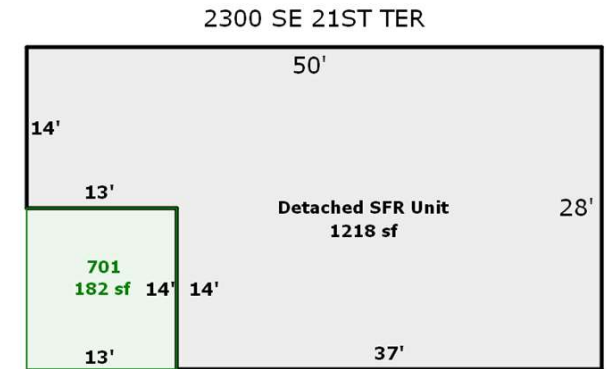
**Dwelling RCN:** 160,710  
**Percent Good:** 75  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 120,540  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 5,360  
**Cost Building:** 120,540  
**Cost Total:** 125,900  
**Income Value:** 0  
**Market Value:** 150,200  
**MRA Value:** 160,500  
**Weighted Estimate:** 147,700

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 5,360  
**Building Value:** 142,380  
**Final Value:** 147,740  
**Prior Value:** 147,740



Sketch by Apex Media™

## 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               | 7     |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 621-Slab on Grade                   | 826   |     |         |      |
| 622-Raised Subfloor                 | 392   |     |         |      |
| 701-Attached Garage                 | 182   |     |         |      |