

SNCAMA Property Record Card

Parcel ID: 089-133-07-0-20-08-004.00-0

Quick Ref: R34207

Tax Year: 2026

Run Date: 4/12/2026 7:18:42 AM

OWNER NAME AND MAILING ADDRESS

AM RENTS LLC

4419 SE STONE CREEK RD
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

2414 SW BRADBURY AVE
Topeka, KS 66611

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: 132.0 132.0 - SW 21ST-27TH/TC
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

COUNTRY CLUB PLACE , BLOCK 1 , Lot 3 ,
BLOCK 1 LOTS 3 COUNTRY CLUB PLACE
SECTION 07 TOWNSHIP 12 RANGE 16



Image Date: 08/22/2024

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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/10/2024	1:46 PM	VI	VI	EMA		
08/10/2024	1:46 PM	8	QC	SJN		
04/04/2024	1:20 PM	4	S	EMA	TENANT	2

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE				2025 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	4.740	89.960	94.700	R	4.740	83.760	88.500
Total	4.740	89.960	94.700	Total	4.740	83.760	88.500

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			50	125	1.02								100	65.00	75.00	15.00	15.00	4.740

Total Market Land Value 4,740

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1950 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 720
 Main Floor Living Area: 720
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: AV+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 2-Crawl - 2
 Total Rooms: 4 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

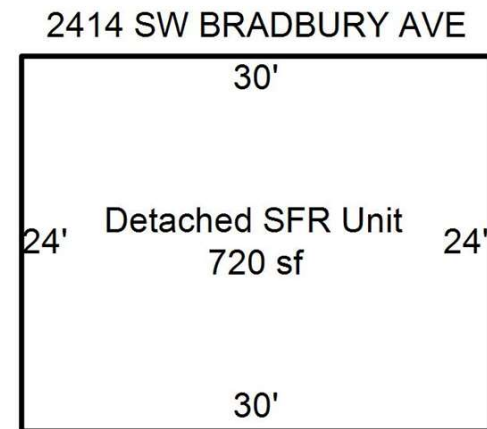
Dwelling RCN: 99,390
 Percent Good: 75
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 74,540
 Other Improvement RCN: 10,180
 Other Improvement Value: 3,050

CALCULATED VALUES

Cost Land: 4,740
 Cost Building: 77,590
 Cost Total: 82,330
 Income Value: 0
 Market Value: 94,800
 MRA Value: 96,300
 Weighted Estimate: 93,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 4,740
 Building Value: 89,960
 Final Value: 94,700
 Prior Value: 88,500



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 - Detach	D	1.00	1	1950			240	64	8	020 X 12	1	3	3					10,180	30	3,050

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		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	720			