

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-20-23-003.00-0

Quick Ref: R35501

Tax Year: 2026

Run Date: 7/16/2025 5:51:59 AM

OWNER NAME AND MAILING ADDRESS

RMS PROPERTIES OF TOPEKA II LLC

1824 S KANSAS AVE
TOPEKA, KS 66612

PROPERTY SITUS ADDRESS

2406 SE PENNSYLVANIA AVE
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: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND PARK, S08, T12, R16, Lot 54 +,
PENNSYLVANIA AVE LOTS 54-56 HIGHLAND
PARK ADD SECTION 08 TOWNSHIP 12 RANGE
16



Image Date: 08/07/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
07/27/2024	10:08 AM	VI	VI	EMA		
07/27/2024	10:08 AM	8	QC	MAM		
01/09/2020	3:00 PM	5	S	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.630	65.550	68.180
Total	2.630	65.550	68.180

Not Yet Available

MISCELLANEOUS IMPROVEMENT VALUES

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

NEW CONSTRUCTION

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

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	150	1.00								9	75.00	40.00	15.00	15.00	2.630

Total Market Land Value 2,630

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-20-23-003.00-0

Quick Ref: R35501

Tax Year: 2026

Run Date: 7/16/2025 5:51:59 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: FR
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: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 149,190
Percent Good: 53
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 79,070
Other Improvement RCN: 0
Other Improvement Value: 0

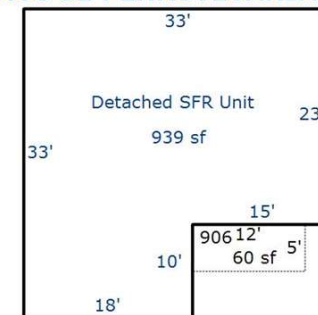
CALCULATED VALUES

Cost Land: 2,630
Cost Building: 79,070
Cost Total: 81,700
Income Value: 0
Market Value: 103,900
MRA Value: 101,900
Weighted Estimate: 106,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 2,630
Building Value: 68,280
Final Value: 70,910
Prior Value: 68,180

2406 SE PENNSYLVANIA AVE



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		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	939			
801-Total Basement Area	939			
906-Wood Deck with Roof	60			