

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-30-07-004.00-0

Quick Ref: R39167

Tax Year: 2026

Run Date: 8/27/2025 1:45:06 PM

OWNER NAME AND MAILING ADDRESS

TAIT. CHRISTIN & ALEXANDER J

4225 SE TRUMAN AVE
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

4225 SE TRUMAN AVE
Topeka, KS 66609

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: PUD
Neighborhood: 135.1 135.1 - GRAND OAKS SU
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 010-010

TRACT DESCRIPTION

HORSESHOE BEND SUBDIVISION NO 5, S19,
T12, R16, BLOCK B, Lot 6, ACRES 0.27, BLK B
LOT 6 HORSESHOE BEND SUB NO 5



Image Date: 09/15/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
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
09/13/2023	9:05 AM	VI	VI	JRS		
06/12/2023	9:50 AM	5	S	JRS		
11/29/2022	1:40 PM	6	P	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
22-2897	200,000	Dwelling	06/01/2022	C	100
22-2969		Basement Finish	06/01/2022	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	16.590	274.910	291.500
Total	16.590	274.910	291.500

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			70	171	1.11								137	80.00	190.00	25.00	25.00	16.590

Total Market Land Value 16,590

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 2022 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,120
Main Floor Living Area: 1,120
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 15-Walkout Ranch
Bsmt Type: 5-Walkout - 5
Total Rooms: 7 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

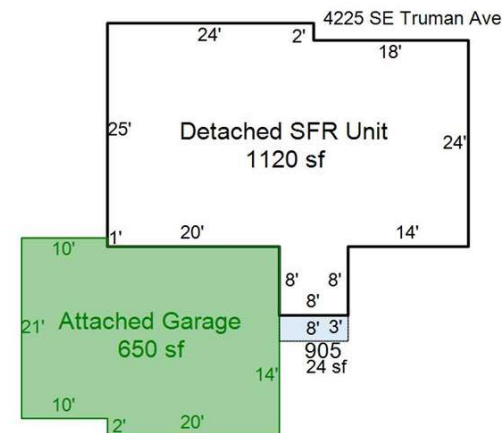
Dwelling RCN: 281,330
Percent Good: 91
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 256,010
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 16,590
Cost Building: 256,010
Cost Total: 272,600
Income Value: 0
Market Value: 290,300
MRA Value: 276,500
Weighted Estimate: 293,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,590
Building Value: 274,910
Final Value: 291,500
Prior Value: 291,500



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,120			
701-Attached Garage	650			
736-Garage Finish, Attached	650			
801-Total Basement Area	1,120			
803-Partition Finish Area	800			
901-Open Slab Porch	160			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	160			
905-Raised Slab Porch with Roof	24			