

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-40-10-008.00-0

Quick Ref: R306882

Tax Year: 2026

Run Date: 8/27/2025 1:47:10 PM

OWNER NAME AND MAILING ADDRESS

LLAMAS, ALISHA J

4305 SE CHISOLM RD
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

4305 SE CHISOLM RD
Topeka, KS 66609

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
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:
Neighborhood: 135.1 135.1 - GRAND OAKS SU
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 010-010

TRACT DESCRIPTION

HORSESHOE BEND, BLOCK D, Lot 15, ACRES
0.22, BLK D LOT 15 HORSESHOE BEND SUB

Image Date: 01/25/2024

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
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
02/21/2024	12:50 PM	5	QC	JRS		
01/24/2024	1:30 PM	5	S	EMA		
09/13/2023	10:46 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13-0013	140,000	Dwelling	02/28/2013	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	15,400	257,200	272,600
Total	15,400	257,200	272,600

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			70	140	1.03								137	80.00	190.00	25.00	25.00	15,400

Total Market Land Value 15,400

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-40-10-008.00-0

Quick Ref: R306882

Tax Year: 2026

Run Date: 8/27/2025 1:47:10 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 2013 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,253
Main Floor Living Area: 1,253
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: 8 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 2 **Half Baths:**
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

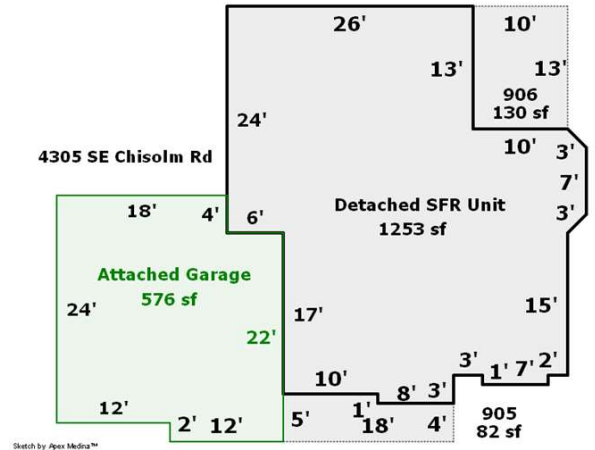
Dwelling RCN: 307,170
Percent Good: 88
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 270,310
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 15,400
Cost Building: 270,310
Cost Total: 285,710
Income Value: 0
Market Value: 278,300
MRA Value: 284,300
Weighted Estimate: 283,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 15,400
Building Value: 257,200
Final Value: 272,600
Prior Value: 272,600



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	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,253			
641-Single 1-Story Fireplace	1			
701-Attached Garage	576			
801-Total Basement Area	1,228			
803-Partition Finish Area	950			
901-Open Slab Porch	130			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	82			
906-Wood Deck with Roof	130			