

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-20-03-007.00-0

Quick Ref: R47421

Tax Year: 2026

Run Date: 6/22/2026 8:22:44 PM

OWNER NAME AND MAILING ADDRESS

GRINDOL, THEODORE J

2130 SW PLASS AVE
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2130 SW PLASS 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: M2
Neighborhood: 121.1 121.1 - CRESTWOOD ADJ
Economic Adj. Factor:
Map / Routing: 107 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

MILTONDALE ADDITION, S12, T12, R15, Lot 4 +,
PLASS AVE S 7 FT LOT 4 & N 54 FT LOT 5
MILTONDALE ADD SECTION 12 TOWNSHIP 12
RANGE 15



Image Date: 12/16/2022

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
12/15/2022	10:45 AM	5	S	SJN		
09/21/2022	9:34 AM	VI	VI	SJN		
09/21/2022	9:34 AM	8	QC	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
KJH20		Interior Remodel	07/23/2019	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8.360	117.150	125.510
Total	8.360	117.150	125.510

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			61	145	1.10								11	70.00	115.00	50.00	50.00	8.360

Total Market Land Value 8,360

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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: 804
 Main Floor Living Area: 804
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: GD+ / /
 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: 1
 Foundation: Block - 3

IMPROVEMENT COST SUMMARY

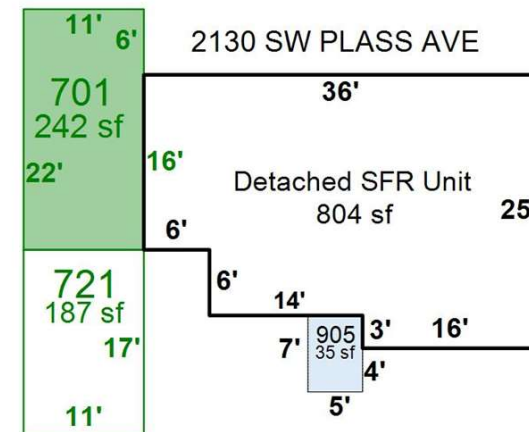
Dwelling RCN: 120,410
 Percent Good: 69
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 83,080
 Other Improvement RCN: 3,390
 Other Improvement Value: 1,190

CALCULATED VALUES

Cost Land: 8,360
 Cost Building: 84,270
 Cost Total: 92,630
 Income Value: 0
 Market Value: 128,700
 MRA Value: 131,100
 Weighted Estimate: 128,000

FINAL VALUES

Value Method: IDXVAL
 Land Value: 8,360
 Building Value: 123,430
 Final Value: 131,790
 Prior Value: 125,510



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		133-Prefabricated Storage Shed	D	2.00	1	1990			130	46	6	10 X 13	1.00	3	3					3,390	35	1,190

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	804			
701-Attached Garage	242			
721-Carport, Flat Roof	187		3.00	2004
736-Garage Finish, Attached	242			
905-Raised Slab Porch with Roof	35			