

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-30-05-001.00-0

Quick Ref: R47862

Tax Year: 2026

Run Date: 5/24/2026 11:00:17 AM

OWNER NAME AND MAILING ADDRESS

LAVERY. SHAWN C & SHELDON. EMILY F

2101 SW WILDWOOD LN
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2101 SW WILDWOOD LN
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: 121.2 121.2 - SW MACVICAR-JE
Economic Adj. Factor:
Map / Routing: J07 / 020
Tax Unit Group: 002-002

TRACT DESCRIPTION

WILDWOOD SUB, S12, T12, R15, BLOCK B, Lot 1, BLOCK B LOT 1 EXC S 5' WILDWOOD SUB SECTION 12 TOWNSHIP 12 RANGE 15



Image Date: 07/03/2023

PROPERTY FACTORS

Topography: Above Street - 2
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
06/30/2023	2:25 PM	1	S	JRS	MR.LAVERY	1
10/07/2020	2:35 PM	1	S	JRS	ROGER CURRIER	1
08/25/2020	1:49 PM	VI	VI	JRS		

BUILDING PERMITS

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

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	40.280	304.330	344.610
Total	40.280	304.330	344.610

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	40.280	304.330	344.610
Total	40.280	304.330	344.610

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	3-Irregular Lot - 3			124	132	0.95								74	100.00	400.00	100.00	100.00	40.280

Total Market Land Value 40,280

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-30-05-001.00-0

Quick Ref: R47862

Tax Year: 2026

Run Date: 5/24/2026 11:00:17 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.67-GD-
 Year Blt: 1969 Est:
 Eff Year: Link:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 2,185
 Main Floor Living Area: 1,624
 Upper Floor Living Area Pct: 34.54
 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: 04-Conventional
 Bsmt Type: 5-Walkout - 5
 Total Rooms: 5 Bedrooms: 4
 Family Rooms:
 Full Baths: 2 Half Baths: 1
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

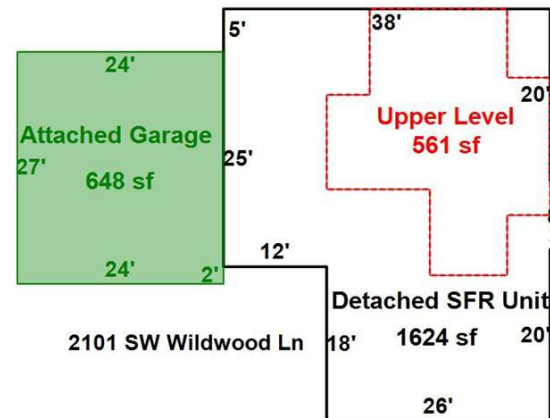
Dwelling RCN: 437,510
 Percent Good: 80
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 350,000
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 40,280
 Cost Building: 350,000
 Cost Total: 390,280
 Income Value: 0
 Market Value: 340,600
 MRA Value: 354,400
 Weighted Estimate: 318,600

FINAL VALUES

Value Method: PRIOR
 Land Value: 40,280
 Building Value: 304,330
 Final Value: 344,610
 Prior Value: 344,610



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
219-Wood Shake		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,185			
641-Single 1-Story Fireplace	1			
644-Double 1-Story Fireplace	1			
701-Attached Garage	648			
736-Garage Finish, Attached	648			
801-Total Basement Area	1,120			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	650			
903-Wood Deck	462			
903-Wood Deck	96	3.00		1970