

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-20-03-038.00-0

Quick Ref: R51083

Tax Year: 2026

Run Date: 6/12/2025 5:39:28 AM

OWNER NAME AND MAILING ADDRESS

ELLIOTT, SANDRA S

706 WRIGHT AVE
DODGE CITY, KS 67801

PROPERTY SITUS ADDRESS

2263 SW WESTPORT PL
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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, M2
Neighborhood: 701.0 701.0 - BARRINGTON VIL
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 014-014

TRACT DESCRIPTION

WESTPORT SUB F , BLOCK B , Lot 3 , BEG
SW COR LOT 3 BLK B, N 77.18, E 37.1, SE 33
TO POB, NE 57, SE 21, S 17.14, SW 44.1, NW
33 TO POB SECTION 09 TOWNSHIP 12 RANGE
15

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	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
Sqft	1-Primary Site - 1	3,500											37	3,500.00	2.50	0.00	0.00	8,750

Total Market Land Value 8,750



Image Date: 10/29/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Private Road - 9
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/29/2024	11:55 AM	6	S	EMA		
09/29/2020	3:00 PM	1	S	JGW	CYNTHIA STUBBS	1
08/07/2020	12:59 PM	VI	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8,750	174,550	183,300
Total	8,750	174,550	183,300

Not Yet Available

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DWELLING INFORMATION

Res Type: 5-Duplex
Quality: 3.00-AV
Year Blt: 1984 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1121-Single unit in duplex (half-
No. of Units:
Total Living Area:
Calculated Area: 912
Main Floor Living Area: 912
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 2 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

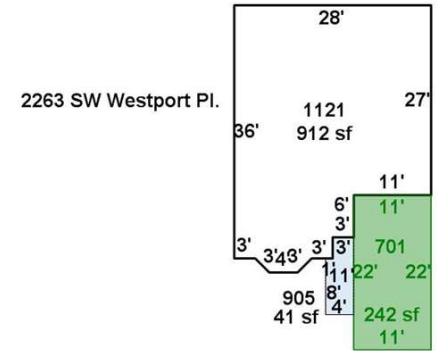
Dwelling RCN: 210,370
Percent Good: 79
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 166,190
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 8,750
Cost Building: 166,190
Cost Total: 174,940
Income Value: 0
Market Value: 181,600
MRA Value: 179,000
Weighted Estimate: 183,300

FINAL VALUES

Value Method: WEIGHTED
Land Value: 8,750
Building Value: 174,550
Final Value: 183,300
Prior Value: 183,300



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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	912			
642-Single 2-Story Fireplace	1			
701-Attached Garage	242			
736-Garage Finish, Attached	242			
801-Total Basement Area	900			
803-Partition Finish Area	765			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	216		3.00	1956
905-Raised Slab Porch with Roof	41			