

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-30-09-020.00-0

Quick Ref: R51427

Tax Year: 2026

Run Date: 11/1/2025 2:45:03 PM

OWNER NAME AND MAILING ADDRESS

DURST, ERICH

2709 SW ARROWHEAD RD
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2709 SW ARROWHEAD RD
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: M2
Neighborhood: 710.0 710.0 - CHELSEA GARDE
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTPORT SUB B , BLOCK B , Lot 9 , S 1/2
LOT 9 SECTION 09 TOWNSHIP 12 RANGE 15

Image Date: 10/02/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
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
07/28/2022	1:45 PM	5	S	JGW		
10/22/2020	2:00 PM	VI	VI	JGW		
08/18/2016	9:00 AM	VI	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JGW23	1	Interior Remodel	07/28/2022	CN	
88123	10,000		12/30/1988	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	10.270	129.180	139.450
Total	10.270	129.180	139.450

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	6-Duplex Half Lot - 6			45	150	1.11								2	80.00	120.00	10.00	10.00	10.270

Total Market Land Value 10,270

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DWELLING INFORMATION

Res Type: 5-Duplex
Quality: 3.00-AV
Year Blt: 1975 **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1121-Single unit in duplex (half-
No. of Units:
Total Living Area:
Calculated Area: 1,488
Main Floor Living Area: 696
Upper Floor Living Area Pct: 113.79
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: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

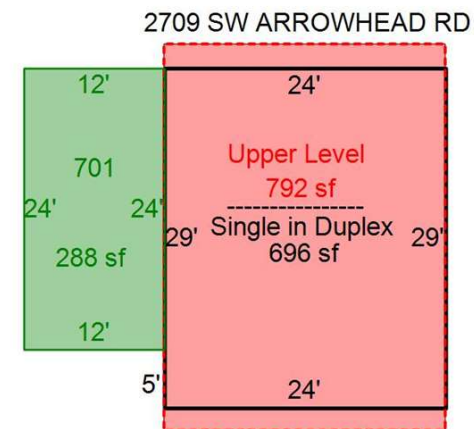
Dwelling RCN: 229,250
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 153,600
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 10,270
Cost Building: 153,600
Cost Total: 163,870
Income Value: 0
Market Value: 133,600
MRA Value: 139,300
Weighted Estimate: 130,800

FINAL VALUES

Value Method: PRIOR
Land Value: 10,270
Building Value: 129,180
Final Value: 139,450
Prior Value: 139,450



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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,488			
642-Single 2-Story Fireplace	1			
701-Attached Garage	288			
801-Total Basement Area	696			
802-Minimal Finish Area	400			
903-Wood Deck	128	2.00	1975	