

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-06-006.00-0

Quick Ref: R53398

Tax Year: 2026

Run Date: 4/2/2026 1:15:38 PM

OWNER NAME AND MAILING ADDRESS

BRUN. BENJIMAN H

2516 SW JAMES CT
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2516 SW JAMES CT
Topeka, KS 66614

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: 120.0 120.0 - SW 21ST-SHUNG,
Economic Adj. Factor:
Map / Routing: J04 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

HILLSBORO ADDITION, S10, T12, R15, Lot 4,
JAMES COURT WAS BURNETT RD LOT 4
HILLSBORO ADD SECTION 10 TOWNSHIP 12
RANGE 15



Image Date: 06/06/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
06/05/2024	2:30 PM	1	S	SJN	BENJIMAN	1
10/12/2022	8:47 AM	VI	VI	SJN		
09/14/2016	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	9.680	163.780	173.460
Total	9.680	163.780	173.460

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.680	155.520	165.200
Total	9.680	155.520	165.200

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			85	120	0.90								19	75.00	140.00	25.00	25.00	9.680

Total Market Land Value 9,680

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1958 **Est:** Yes
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,348
Main Floor Living Area: 1,348
Upper Floor Living Area Pct:
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: 02-Ranch
Bsmt Type: 2-Crawl - 2
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:** 1
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

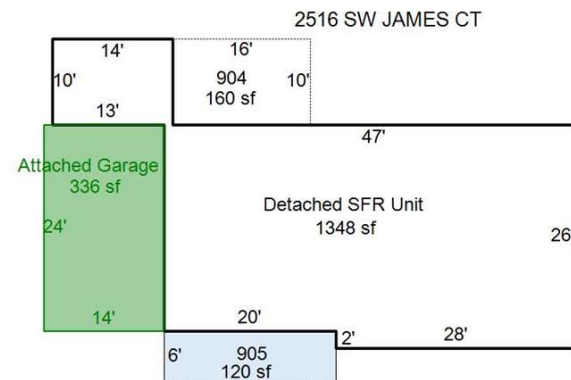
Dwelling RCN: 192,960
Percent Good: 77
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 148,580
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 9,680
Cost Building: 148,580
Cost Total: 158,260
Income Value: 0
Market Value: 172,700
MRA Value: 172,800
Weighted Estimate: 171,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 9,680
Building Value: 163,780
Final Value: 173,460
Prior Value: 165,200



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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,348			
701-Attached Garage	336			
904-Slab Porch with Roof	160			
905-Raised Slab Porch with Roof	120			