

SNCAMA Property Record Card

Parcel ID: 089-144-20-0-10-02-024.00-0

Quick Ref: R57724

Tax Year: 2026

Run Date: 4/11/2026 7:22:33 AM

OWNER NAME AND MAILING ADDRESS

LEDBETTER, STUART M & KAREN L

6103 SW 38TH TER
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

6103 SW 38TH TER
Topeka, KS 66610

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: 107.3 107.3 - SHADYWOOD WE
Economic Adj. Factor:
Map / Routing: / 010RS
Tax Unit Group: 014-014

TRACT DESCRIPTION

SHADYWOOD SOUTH SUB NO 2 , BLOCK C ,
Lot 36 , BLOCK C LOT 36 SHADYWOOD
SOUTH SUB #2 SECTION 20 TOWNSHIP 12
RANGE 15



Image Date: 10/01/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
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
09/25/2024	3:17 PM	VI	VI	JRS		
09/08/2021	1:30 PM	5	S	JRS		
10/03/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0268	15,000	Patio or Deck	07/10/2001	C	100
T0130	25,000		06/02/1997	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	25.770	485.690	511.460
Total	25.770	485.690	511.460

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	25.770	470.790	496.560
Total	25.770	470.790	496.560

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	3-Irregular Lot - 3			113	144	0.98								43	100.00	250.00	100.00	100.00	25.770

Total Market Land Value 25,770

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.33-GD+
Year Blt: 1988 **Est:**
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 3,654
Main Floor Living Area: 1,677
Upper Floor Living Area Pct: 117.88
CDU: FR
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 11 **Bedrooms:** 5
Family Rooms: 2
Full Baths: 5 **Half Baths:** 1
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

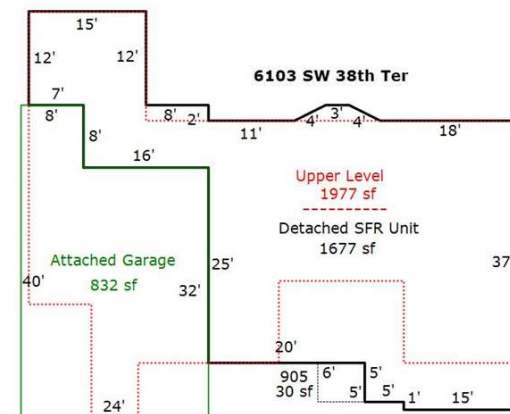
Dwelling RCN: 754,740
Percent Good: 68
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 513,220
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 25,770
Cost Building: 513,220
Cost Total: 538,990
Income Value: 0
Market Value: 515,900
MRA Value: 507,400
Weighted Estimate: 519,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 25,770
Building Value: 485,690
Final Value: 511,460
Prior Value: 496,560



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	25			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	3,654			
645-Double 2-Story Fireplace	1			
701-Attached Garage	832			
736-Garage Finish, Attached	832			
801-Total Basement Area	1,355			
803-Partition Finish Area	1,000			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	746		3.00	2001
905-Raised Slab Porch with Roof	30			