

## SNCAMA Property Record Card

Parcel ID: 089-144-20-0-40-05-025.00-0

Quick Ref: R58327

Tax Year: 2026

Run Date: 6/27/2025 12:58:16 AM

## OWNER NAME AND MAILING ADDRESS

BEIER, ALEX &amp; ANALICIA

6310 SW 42ND CT  
TOPEKA, KS 66610

## PROPERTY SITUS ADDRESS

6310 SW 42ND CT  
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:** RR1  
**Neighborhood:** 594.7 594.7 - BRIDLE PATH & B  
**Economic Adj. Factor:**  
**Map / Routing:** / 000NC  
**Tax Unit Group:** 014-014

## TRACT DESCRIPTION

MONARCH MEADOW, S20, T12, R15, BLOCK B,  
Lot 5, BLK B LOT 5 MONARCH MEADOW  
SECTION 20 TOWNSHIP 12 RANGE 15



Image Date: 10/09/2024

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**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
09/29/2024	2:36 PM	VI	VI	JRS		
10/06/2021	11:45 AM	5	S	RBR		
09/20/2018	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0299	250,000	Dwelling	09/04/2007	C	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	34.650	349.550	384.200
<b>Total</b>	<b>34.650</b>	<b>349.550</b>	<b>384.200</b>

Not Yet Available

## 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
Fron	1-Regular Lot - 1		72	150	1.00								139	90.00	390.00	25.00	25.00	34.650

Total Market Land Value 34,650

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.67-GD-  
**Year Blt:** 2007 **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,608  
**Main Floor Living Area:** 1,608  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**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:** 6-Daylight - 6  
**Total Rooms:** 6 **Bedrooms:** 4  
**Family Rooms:** 1  
**Full Baths:** 3 **Half Baths:**  
**Garage Cap:** 3  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

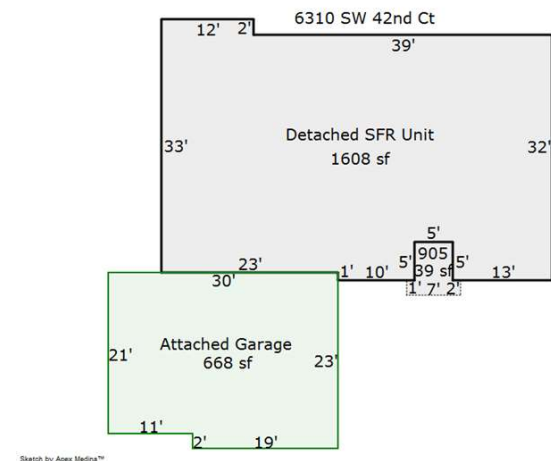
**Dwelling RCN:** 394,300  
**Percent Good:** 89  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 350,930  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 34,650  
**Cost Building:** 350,930  
**Cost Total:** 385,580  
**Income Value:** 0  
**Market Value:** 382,800  
**MRA Value:** 376,100  
**Weighted Estimate:** 384,200

## FINAL VALUES

**Value Method:** WEIGHTED  
**Land Value:** 34,650  
**Building Value:** 349,550  
**Final Value:** 384,200  
**Prior Value:** 384,200



## 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	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,608			
641-Single 1-Story Fireplace	1			
701-Attached Garage	668			
736-Garage Finish, Attached	668			
801-Total Basement Area	1,608			
803-Partition Finish Area	775			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	160			
905-Raised Slab Porch with Roof	39			