

## SNCAMA Property Record Card

Parcel ID: 089-144-20-0-40-05-041.00-0

Quick Ref: R58343

Tax Year: 2026

Run Date: 8/4/2025 1:12:12 AM

## OWNER NAME AND MAILING ADDRESS

GLANZER, ELGIN &amp; SHEREE

6316 SW 42ND CIR  
TOPEKA, KS 66610

## PROPERTY SITUS ADDRESS

6316 SW 42ND CIR  
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:** /  
**Tax Unit Group:** 014-014

## TRACT DESCRIPTION

MONARCH MEADOW , BLOCK B , Lot 21 , BLK  
B LOT 21 MONARCH MEADOW SUB SECTION  
20 TOWNSHIP 12 RANGE 15



Image Date: 10/09/2024

## PROPERTY FACTORS

**Topography:** Rolling - 4  
**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
09/29/2024	2:20 PM	VI	VI	JRS		
04/29/2021	11:45 AM	5	S	JRS		
09/20/2018	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08-0285	300,000	Dwelling	10/01/2008	C	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	34,750	481,820	516,570
<b>Total</b>	<b>34,750</b>	<b>481,820</b>	<b>516,570</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	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			76	150	1.00								139	90.00	390.00	25.00	25.00	34,750

Total Market Land Value 34,750

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 4.33-GD+  
**Year Blt:** **Est:**  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:**  
**Main Floor Living Area:**  
**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:** 15-Walkout Ranch  
**Bsmt Type:** 5-Walkout - 5  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

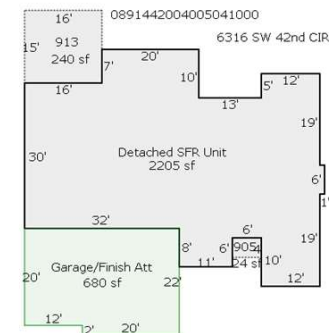
**Dwelling RCN:** 606,870  
**Percent Good:** 89  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 540,110  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 34,750  
**Cost Building:** 540,110  
**Cost Total:** 574,860  
**Income Value:** 0  
**Market Value:** 545,900  
**MRA Value:** 530,000  
**Weighted Estimate:** 545,500

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 34,750  
**Building Value:** 492,150  
**Final Value:** 526,900  
**Prior Value:** 516,570



## 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	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,205			
648-Direct-Vented, Gas	1			
701-Attached Garage	680			
736-Garage Finish, Attached	680			
801-Total Basement Area	2,199			
803-Partition Finish Area	1,259			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	653			
903-Wood Deck	200			
905-Raised Slab Porch with Roof	24			
913-Enclosed Wood Deck, Screened Walls	240			