

## SNCAMA Property Record Card

Parcel ID: 089-091-02-0-30-06-001.00-0

Quick Ref: R7221

Tax Year: 2022

Run Date: 6/19/2025 11:47:03 PM

## OWNER NAME AND MAILING ADDRESS

MULLINIX, GREG &amp; CINDY K &amp; KELSEA N

2741 NE SPRING CREEK DR  
TOPEKA, KS 66617

## PROPERTY SITUS ADDRESS

3505 NW 39TH TER  
Topeka, KS 66618

## 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:** 180.2 180.2 - SEAMAN USD345  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 301-301

## TRACT DESCRIPTION

CHERRY CREEK NORTH , BLOCK A , Lot 28 ,  
BLK A LOT 28 CHERRY CREEK NORTH  
SECTION 02 TOWNSHIP 11 RANGE 15

Image Date: 10/06/2020

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**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
10/06/2020	11:00 AM	5	S	KMM		
07/25/2019	12:31 PM	VI	VI	KMM		
08/28/2013	9:00 AM	NP	VI	KMM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0452	129,950	Dwelling	06/30/2003	C	100

## 2022 APPRAISED VALUE

## 2021 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	15.860	193.740	209.600
<b>Total</b>	<b>15.860</b>	<b>193.740</b>	<b>209.600</b>

## 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		85	136	0.96								15	90.00	185.00	25.00	25.00	15.860

Total Market Land Value 15,860

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 2003 **Est:**  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,403  
**Main Floor Living Area:** 1,403  
**Upper Floor Living Area Pct:**  
**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:** 02-Ranch  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 8 **Bedrooms:** 5  
**Family Rooms:** 1  
**Full Baths:** 3 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

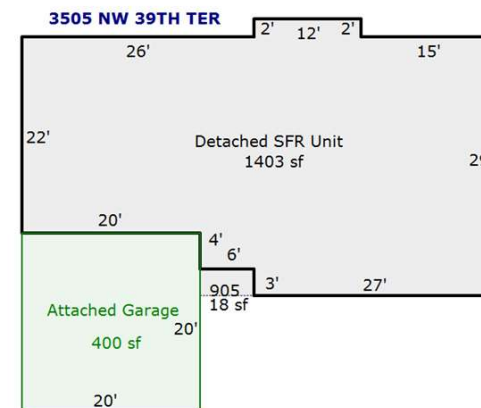
**Dwelling RCN:** 229,840  
**Percent Good:** 83  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 190,760  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 15,860  
**Cost Building:** 190,760  
**Cost Total:** 206,620  
**Income Value:** 0  
**Market Value:** 244,200  
**MRA Value:** 236,700  
**Weighted Estimate:** 254,300

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 15,860  
**Building Value:** 218,890  
**Final Value:** 234,750  
**Prior Value:** 209,600



Sketch by Apex Media™

## 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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,403			
701-Attached Garage	400			
801-Total Basement Area	1,379			
803-Partition Finish Area	1,205			
901-Open Slab Porch	228		3.00	2003
905-Raised Slab Porch with Roof	18			