

SNCAMA Property Record Card

Parcel ID: 089-098-34-0-20-03-014.00-0

Quick Ref: R15789

Tax Year: 2022

Run Date: 4/1/2026 8:08:45 AM

OWNER NAME AND MAILING ADDRESS

GINTER, MARY

5603 SW FOXCROFT CIR S UNIT 3
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

735 SW CREST DR
Topeka, KS 66606

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: 160.0 160.0 - SW 6 ST - 12 ST, F
Economic Adj. Factor:
Map / Routing: E03 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESTGATE TERRACE SUB, S34, T11, R15, Lot 8, CREST DR LOT 8 WESTGATE TERRACE SECTION 34 TOWNSHIP 11 RANGE 15



Image Date: 11/05/2021

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
09/29/2021	9:18 AM	VI	VI	RBR		
10/06/2020	10:46 AM	1	S	RBR	MARY GINTER	1
11/04/2016	9:35 AM	1	P	MAM	ALLEN HARRELSON	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
14-6875		1 Pool-Above Ground	06/02/2014	CN	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	15.540	170.740	186.280
Total	15.540	170.740	186.280

2021 APPRAISED VALUE

Cls	Land	Building	Total
R	14.700	148.700	163.400
Total	14.700	148.700	163.400

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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			150	135	0.84								48	100.00	160.00	50.00	50.00	15.540

Total Market Land Value 15,540

SNCAMA Property Record Card

Parcel ID: 089-098-34-0-20-03-014.00-0

Quick Ref: R15789

Tax Year: 2022

Run Date: 4/1/2026 8:08:45 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1954 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,801
 Main Floor Living Area: 1,801
 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: 4-Full - 4
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths: 1
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

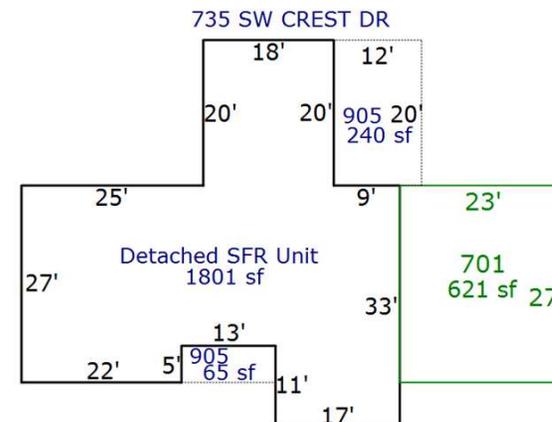
Dwelling RCN: 274,800
 Percent Good: 70
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 192,360
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 15,540
 Cost Building: 192,360
 Cost Total: 207,900
 Income Value: 0
 Market Value: 192,400
 MRA Value: 184,000
 Weighted Estimate: 193,400

FINAL VALUES

Value Method: IDXVAL
 Land Value: 15,540
 Building Value: 170,740
 Final Value: 186,280
 Prior Value: 163,400



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,801			
645-Double 2-Story Fireplace	1			
701-Attached Garage	621			
736-Garage Finish, Attached	621			
801-Total Basement Area	1,801			
802-Minimal Finish Area	1,188			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	162		3.00	1965
905-Raised Slab Porch with Roof	65			
905-Raised Slab Porch with Roof	240		2.00	