

SNCAMA Property Record Card

Parcel ID: 089-028-34-0-20-02-033.00-0

Quick Ref: R3632

Tax Year: 2023

Run Date: 7/8/2025 11:38:56 PM

OWNER NAME AND MAILING ADDRESS

ANDERSON. WILLIAM D & REBECCA A

5323 NW ARROYO DR
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

5323 NW ARROYO DR
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: 285.2 285.2 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 301-301

TRACT DESCRIPTION

URBAN HILLS SUB # 4, S34, T10, R15, BLOCK
K, Lot 4, NW ARROYO DR BLK K LOT 4 URBAN
HILLS SUB #4 SECTION 34 TOWNSHIP 10
RANGE 15

Image Date: 08/06/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
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
08/03/2020	1:10 PM	5	S	KMM		
08/19/2019	1:35 PM	VI	VI	KMM		
05/23/2019	11:05 AM	5	S	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0018	160,000	Dwelling	01/22/1999	C	100

2023 APPRAISED VALUE

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	14.210	252.460	266.670
Total	14.210	252.460	266.670

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			80	150	0.88								135	90.00	185.00	50.00	50.00	14.210

Total Market Land Value 14,210

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
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: AV
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

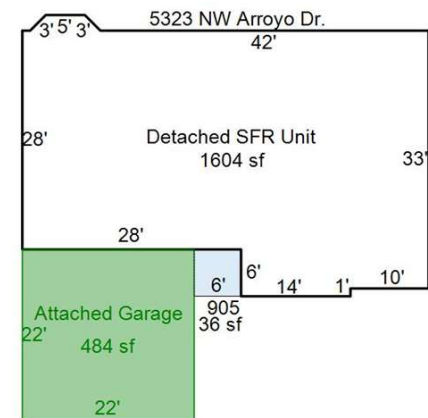
Dwelling RCN: 332,670
Percent Good: 82
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 272,790
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 14,210
Cost Building: 272,790
Cost Total: 287,000
Income Value: 0
Market Value: 311,200
MRA Value: 307,600
Weighted Estimate: 307,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 14,210
Building Value: 281,790
Final Value: 296,000
Prior Value: 266,670



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	1,604			
648-Direct-Vented, Gas	1			
701-Attached Garage	484			
736-Garage Finish, Attached	484			
801-Total Basement Area	1,590			
803-Partition Finish Area	1,094			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	180		3.00	1999
903-Wood Deck	196		3.00	1999
905-Raised Slab Porch with Roof	36			