

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-40-05-006.00-0

Quick Ref: R39369

Tax Year: 2024

Run Date: 6/15/2026 9:00:03 PM

OWNER NAME AND MAILING ADDRESS

KUTSCHER, TRACY & HEIDI

817 SE OAKRIDGE LN
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

817 SE OAKRIDGE LN
Topeka, KS 66609

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



Image Date: 09/15/2023

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Living Units: 1
Zoning: R1
Neighborhood: 137.0 137.0 - OAKWOOD HILLS
Economic Adj. Factor:
Map / Routing: / 015
Tax Unit Group: 010-010

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Residential Lane - 5
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
09/14/2023	2:42 PM	VI	VI	JRS		
02/28/2023	10:30 AM	1	S	JRS	MRS.KUTSHCER	1
08/17/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
90480	95,000		06/01/1990	C	100

TRACT DESCRIPTION

OAKWOOD HILLS SUB, S19, T12, R16, BLOCK E, Lot 15, SE 42ND ST BLK E LOT 15
OAKWOOD HILLS SUB SECTION 19 TOWNSHIP 12 RANGE 16

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	18,550	311,450	330,000
Total	18,550	311,450	330,000

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	18,550	311,450	330,000
Total	18,550	311,450	330,000

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	3-Irregular Lot - 3			111	132	1.01								34	85.00	210.00	20.00	20.00	18,550

Total Market Land Value 18,550

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1990 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,723
Main Floor Living Area: 1,723
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: GD / /
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: 8 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

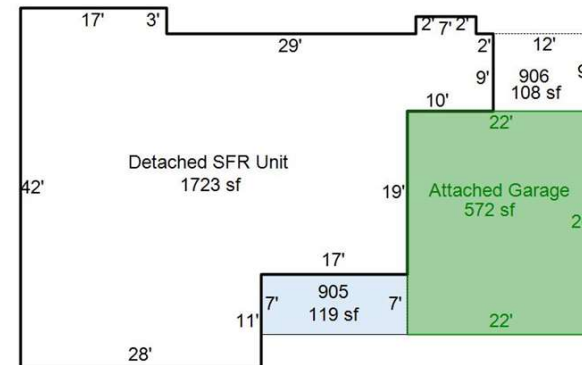
Dwelling RCN: 397,290
Percent Good: 78
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 309,890
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 18,550
Cost Building: 309,890
Cost Total: 328,440
Income Value: 0
Market Value: 341,100
MRA Value: 356,000
Weighted Estimate: 337,900

FINAL VALUES

Value Method: OVR
Land Value: 18,550
Building Value: 311,450
Final Value: 330,000
Prior Value: 330,000



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	15			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,723			
641-Single 1-Story Fireplace	1			
701-Attached Garage	572			
736-Garage Finish, Attached	572			
801-Total Basement Area	1,709			
803-Partition Finish Area	1,265			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	338		3.00	1990
905-Raised Slab Porch with Roof	119			
906-Wood Deck with Roof	108			