

SNCAMA Property Record Card

Parcel ID: 089-136-14-0-30-06-002.00-0

Quick Ref: R42220

Tax Year: 2024

Run Date: 4/11/2026 7:35:09 AM

OWNER NAME AND MAILING ADDRESS

SAGE INVESTMENTS LLC

7746 SW EL CERRITO DR
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

3501 SE WINSTON LN
Topeka, KS 66605

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex 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: 001
Zoning: PUD
Neighborhood: 707.0 707.0 - WALNUT VIEW/SC
Economic Adj. Factor:
Map / Routing: / 025
Tax Unit Group: 351-351



Image Date: 08/19/2016

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Private Road - 9
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
10/19/2020	8:06 AM	VI	VI	JGW		
08/16/2016	9:00 AM	VI	VI	MJV		
06/24/2010	11:59 AM	NP	VI	CWI		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
R	7.990	148.090	156.080
Total	7.990	148.090	156.080

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	7.990	145.030	153.020
Total	7.990	145.030	153.020

TRACT DESCRIPTION

WALNUT VIEW SUB # 2, S14, T12, R16, BLOCK A, Lot 1, 22K A PT LOT 1 WALNUT VIEW SUB NO 2 EXCEPTION NO 4 DESC AS BEG AT NE COR LOT 1 26.64 FT S 27.85 FT TO BEG S 78 FT W 41 FT N 78 FT E 41 FT TO SECTION 14 TOWNSHIP 12 RANGE 16

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	6-Duplex Half Lot - 6			41	78	0.81								115	90.00	115.00	10.00	10.00	7.990

Total Market Land Value 7,990

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DWELLING INFORMATION

Res Type: 5-Duplex
 Quality: 3.00-AV
 Year Blt: 1984 Est: Yes
 Eff Year: Link:
 MS Style: 5-1 1/2 Story Finished
 LBCSstruct: 1121-Single unit in duplex (half-
 No. of Units:
 Total Living Area: 1,435
 Calculated Area:
 Main Floor Living Area: 1,196
 Upper Floor Living Area Pct: 019.00
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
 Bsmt Type: 3-Partial - 3
 Total Rooms: 05 Bedrooms: 03
 Family Rooms:
 Full Baths: 2 Half Baths: 1
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

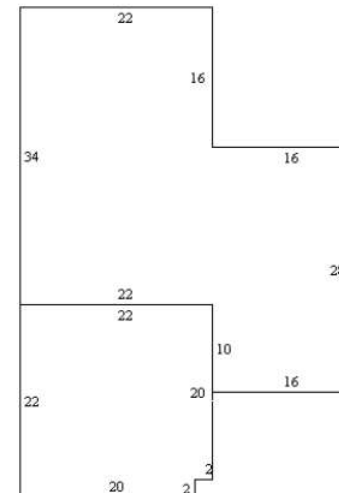
Dwelling RCN: 212,850
 Percent Good: 76
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 161,770
 Other Improvement RCN: 0
 Other Improvement Value:

CALCULATED VALUES

Cost Land: 7,990
 Cost Building: 161,770
 Cost Total: 169,760
 Income Value: 0
 Market Value: 179,600
 MRA Value: 174,400
 Weighted Estimate: 174,100

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,990
 Building Value: 148,090
 Final Value: 156,080
 Prior Value: 153,020



SKETCH VECTORS

A0CU10L22U34R22D16R16D28L16A1U10CD20L2D2L20U22R22H

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		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	1,435			
641-Single 1-Story Fireplace	1			
701-Attached Garage	480			
736-Garage Finish, Attached	480			
801-Total Basement Area	598			
901-Open Slab Porch	192		3.00	1984