

## SNCAMA Property Record Card

Parcel ID: 089-136-14-0-30-14-001.15-0

Quick Ref: R42323

Tax Year: 2024

Run Date: 5/14/2025 1:00:17 AM

## OWNER NAME AND MAILING ADDRESS

STUCKENSCHMIDT. BRIAN &amp; VICTORIA

3648 SE WALNUT DR  
TOPEKA, KS 66605

## PROPERTY SITUS ADDRESS

3648 SE WALNUT DR  
Topeka, KS 66605

## 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:** 190.0 190.0 - SHAWNEE MEADOWS  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 351-351

## 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 Street - 2  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**



Image Date: 09/13/2023

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/07/2023	2:20 PM	VI	VI	JRS		
09/02/2021	2:50 PM	5	S	JRS		
08/28/2018	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0055	110,000	Dwelling	02/22/2001	C	100

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	19.000	208.920	227.920
<b>Total</b>	19.000	208.920	227.920

## 2023 APPRAISED VALUE

Cls	Land	Building	Total
R	18.000	205.450	223.450
<b>Total</b>	18.000	205.450	223.450

## TRACT DESCRIPTION

WALNUT VIEW SUB # 1, S14, T12, R16, BLOCK  
K, Lot 17, SE PECK RD BLK K LOT 17 WALNUT  
VIEW SUB #1 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	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	130	1.00								103	100.00	160.00	60.00	60.00	19.000

Total Market Land Value 19,000

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 2001 **Est:**  
**Eff Year:**  
**MS Style:** 12-Bi-level  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 976  
**Main Floor Living Area:** 976  
**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:** 01-Bi-Level  
**Bsmt Type:** 4-Full - 4  
**Total Rooms:** 6 **Bedrooms:** 4  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

**Dwelling RCN:** 228,490  
**Percent Good:** 83  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 189,640  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

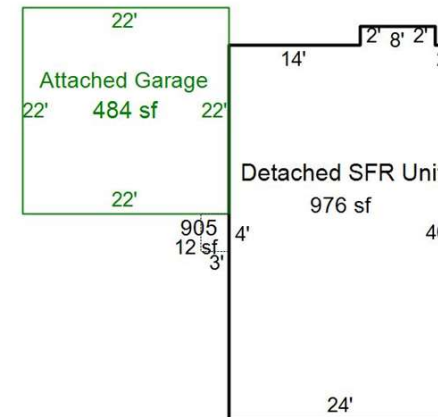
## CALCULATED VALUES

**Cost Land:** 19,000  
**Cost Building:** 189,640  
**Cost Total:** 208,640  
**Income Value:** 0  
**Market Value:** 233,300  
**MRA Value:** 230,100  
**Weighted Estimate:** 231,800

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 19,000  
**Building Value:** 208,920  
**Final Value:** 227,920  
**Prior Value:** 223,450

3648 SE WALNUT DR



## 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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	976			
641-Single 1-Story Fireplace	1			
701-Attached Garage	484			
736-Garage Finish, Attached	484			
801-Total Basement Area	960			
803-Partition Finish Area	763			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	120		3.00	2001
905-Raised Slab Porch with Roof	12			