

SNCAMA Property Record Card

Parcel ID: 089-146-14-0-40-03-013.00-0

Quick Ref: R65043

Tax Year: 2024

Run Date: 6/19/2026 8:26:42 PM

OWNER NAME AND MAILING ADDRESS

WEBER, JEREMY & RACHAEL

3457 SW BIRCHWOOD DR
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

3457 SW BIRCHWOOD DR
Topeka, KS 66614

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: 111.1 111.1 - SW 29TH-33RD, C
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

BIRCHWOOD REPLAT, S14, T12, R15, BLOCK 13, Lot 8, BIRCHWOOD DRIVE BLK 13 LOT 8 BIRCHWOOD 5UB A REPLAT OF PART OF BLKS 9-12-13-14-15 SECTION 14 TOWNSHIP 12 RANGE 15



Image Date: 12/01/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
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
11/30/2020	11:55 AM	1	S	JRS	RACHAEL WEBER	1
09/04/2020	10:04 AM	VI	VI	JRS		
07/22/2014	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	13.990	226.850	240.840
Total	13.990	226.850	240.840

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			109	115	0.95								26	80.00	200.00	25.00	25.00	15,890

Total Market Land Value 15,890

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: 1971 **Est:**
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 2,064
Main Floor Living Area: 1,056
Upper Floor Living Area Pct: 95.45
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: 4-Full - 4
Total Rooms: 7 **Bedrooms:** 4
Family Rooms:
Full Baths: 2 **Half Baths:** 1
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

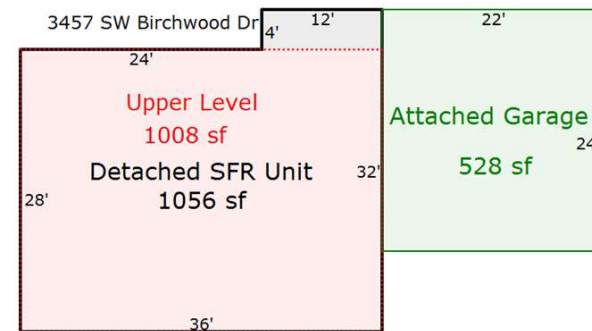
Dwelling RCN: 360,300
Percent Good: 71
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 255,820
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 15,890
Cost Building: 255,820
Cost Total: 271,710
Income Value: 0
Market Value: 260,600
MRA Value: 257,900
Weighted Estimate: 265,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 15,890
Building Value: 239,400
Final Value: 255,290
Prior Value: 240,840



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,064			
642-Single 2-Story Fireplace	1			
701-Attached Garage	528			
801-Total Basement Area	1,056			
803-Partition Finish Area	785			
901-Open Slab Porch	336		3.00	1971