

SNCAMA Property Record Card

Parcel ID: 089-027-35-0-20-02-007.00-0

Quick Ref: R327265

Tax Year: 2025

Run Date: 9/18/2024 8:09:27 PM

OWNER NAME AND MAILING ADDRESS

BROWN. TRAVIS & ERIN

3544 NW 53RD TER
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3544 NW 53RD TER
Topeka, KS 66618

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: **Sfx:**
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:
Neighborhood: 285.1 285.1 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 301-301

TRACT DESCRIPTION

STERLING CHASE SUB NO 1, S35, T10, R15,
BLOCK J, Lot 7, ACRES 0.41, BLK J LOT 7
STERLING CHASE SUB NO 1



Image Date: 07/26/2024

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
10/19/2022	11:30 AM	1	S	KMM	ERIN BROWN	1
05/06/2020	11:00 AM	6	P	KMM		
11/13/2019	12:07 PM	6	P	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFN-19-0046	180,000	Dwelling	06/25/2019	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	33.790	482.050	515.840
Total	33.790	482.050	515.840

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code

NEW CONSTRUCTION

Class	Value	Reason Code

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		100	180	0.96								96	100.00	220.00	25.00	25.00	21.120

Total Market Land Value 21,120

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 4.33-GD+
 Year Blt: 2019 Est:
 Eff Year:
 MS Style: 6-1 1/2 Story Unfinished
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 2,301
 Main Floor Living Area: 1,662
 Upper Floor Living Area Pct: 38.45
 CDU: GD
 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: 6-Daylight - 6
 Total Rooms: 9 Bedrooms: 5
 Family Rooms: 1
 Full Baths: 3 Half Baths: 1
 Garage Cap: 3
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

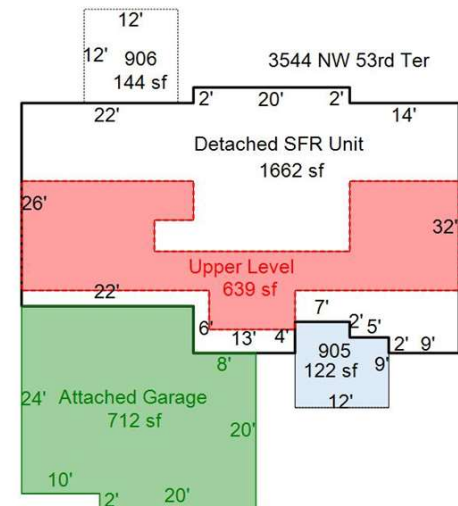
Dwelling RCN: 569,490
 Percent Good: 93
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 529,620
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 21,120
 Cost Building: 529,620
 Cost Total: 550,740
 Income Value: 0
 Market Value: 525,000
 MRA Value: 509,200
 Weighted Estimate: 528,500

FINAL VALUES

Value Method: IDXVAL
 Land Value: 21,120
 Building Value: 512,770
 Final Value: 533,890
 Prior Value: 515,840



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	2,301			
648-Direct-Vented, Gas	1			
701-Attached Garage	712			
736-Garage Finish, Attached	712			
801-Total Basement Area	1,662			
803-Partition Finish Area	704			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	140			
905-Raised Slab Porch with Roof	122			
906-Wood Deck with Roof	144			