

SNCAMA Property Record Card

Parcel ID: 089-027-35-0-20-04-032.00-0

Quick Ref: R2805

Tax Year: 2025

Run Date: 5/21/2025 12:52:37 AM

OWNER NAME AND MAILING ADDRESS

MUELLER-MCCLASKEY, REBEKAH M & M

3422 NW 49TH TER
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3422 NW 49TH TER
Topeka, KS 66618

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: 285.1 285.1 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 301-301

TRACT DESCRIPTION

STERLING CHASE SUB NO 1 , BLOCK G , Lot
26 , BLK G LOT 26 STERLING CHASE SUB #1
SECTION 35 TOWNSHIP 10 RANGE 15



Image Date: 07/26/2024

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 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
07/19/2024	8:48 AM	VI	VI	KMM		
07/16/2019	1:37 PM	VI	VI	KMM		
03/07/2019	12:10 PM	1	S	RBR	REBEKAH MUELLER-MC	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0793	225,000	Dwelling	10/23/2003	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	34.560	304.660	339.220
Total	34.560	304.660	339.220

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	21.120	308.220	329.340
Total	21.120	308.220	329.340

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		100	180	0.96								96	100.00	360.00	25.00	25.00	34.560

Total Market Land Value 34,560

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.33-AV+

Year Blt: 2004 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,701

Main Floor Living Area: 1,701

Upper Floor Living Area Pct:

CDU: GD

CDU Reason:

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmt Type: 6-Daylight - 6

Total Rooms: 7 Bedrooms: 3

Family Rooms: 1

Full Baths: 3 Half Baths:

Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 355,620

Percent Good: 89

Mkt Adj: 100 Eco Adj: 100

Building Value: 316,500

Other Improvement RCN: 2,830

Other Improvement Value: 1,890

CALCULATED VALUES

Cost Land: 34,560

Cost Building: 318,390

Cost Total: 352,950

Income Value: 0

Market Value: 343,600

MRA Value: 355,300

Weighted Estimate: 341,800

FINAL VALUES

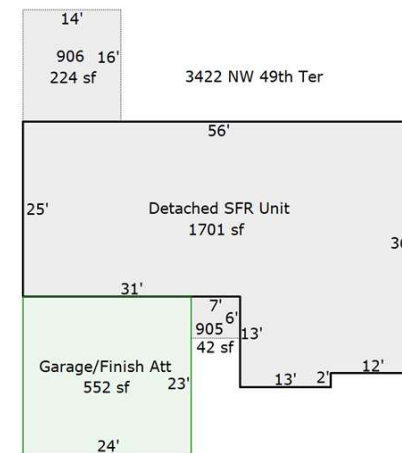
Value Method: IDXVAL

Land Value: 34,560

Building Value: 304,660

Final Value: 339,220

Prior Value: 329,340



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	133-Prefabricated Storage Shed	D	2.00	1	2015			100	40	7	10 X 10	1.00	3	3					2,830	67	1,890

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	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,701			
648-Direct-Vented, Gas	1			
701-Attached Garage	552			
736-Garage Finish, Attached	552			
801-Total Basement Area	1,701			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	374			
905-Raised Slab Porch with Roof	42			
906-Wood Deck with Roof	224			