

SNCAMA Property Record Card

Parcel ID: 089-091-11-0-10-02-001.00-0

Quick Ref: R7458

Tax Year: 2025

Run Date: 8/2/2025 4:29:20 AM

OWNER NAME AND MAILING ADDRESS

GARRETT, JORDAN L & LINDSEY E

3843 NW DONDEE LN
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3843 NW DONDEE LN
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: 180.2 180.2 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 301-301

TRACT DESCRIPTION

CHERRY CREEK NORTH , BLOCK G , Lot 6 ,
BLK G LOT 6 CHERRY CREEK NORTH SUB
SECTION 11 TOWNSHIP 11 RANGE 15



Image Date: 08/01/2024

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
07/25/2024	12:23 PM	VI	VI	KMM		
10/28/2020	12:45 PM	1	S	KMM	JOCELYN PENNINGTON	1
07/22/2019	1:17 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0743	120,000	Dwelling	12/16/2005	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	18.140	251.560	269.700
Total	18.140	251.560	269.700

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			82	139	0.97								15	90.00	245.00	25.00	25.00	21.190

Total Market Land Value 21,190

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

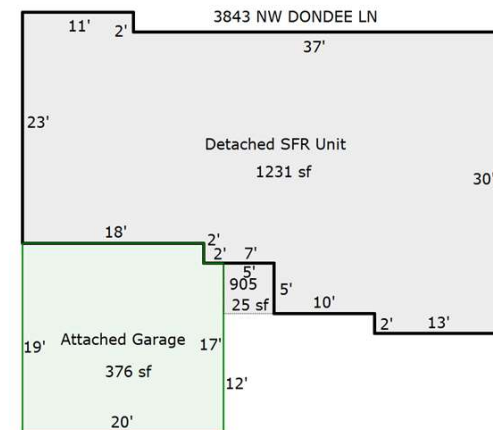
Dwelling RCN: 267,810
Percent Good: 86
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 230,320
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 21,190
Cost Building: 230,320
Cost Total: 251,510
Income Value: 0
Market Value: 279,200
MRA Value: 277,800
Weighted Estimate: 281,200

FINAL VALUES

Value Method: IDXVAL
Land Value: 21,190
Building Value: 256,600
Final Value: 277,790
Prior Value: 269,700



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	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,231			
701-Attached Garage	376			
801-Total Basement Area	1,231			
803-Partition Finish Area	1,169			
901-Open Slab Porch	132	3.00		2006
905-Raised Slab Porch with Roof	25			