

SNCAMA Property Record Card

Parcel ID: 089-091-11-0-10-04-004.00-0

Quick Ref: R7481

Tax Year: 2025

Run Date: 5/24/2026 11:25:46 AM

OWNER NAME AND MAILING ADDRESS

HUBENER PROPERTIES LLC

8242 NW LANDON RD
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3747 NW CHERRY CREEK DR
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



Image Date: 08/01/2024

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: / 000NC
Tax Unit Group: 301-301

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:

TRACT DESCRIPTION

CHERRY CREEK NORTH, S11, T11, R15, BLOCK K, Lot 21, BLK K LOT 21 CHERRY CREEK NORTH SUB SECTION 11 TOWNSHIP 11 RANGE 15

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/25/2024	8:18 AM	VI	VI	KMM		
06/05/2024	12:00 PM	LG	S	KMM		
07/22/2019	1:22 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0398	120,000	Dwelling	07/10/2007	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	20.420	230.280	250.700
Total	20.420	230.280	250.700

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	17.460	193.470	210.930
Total	17.460	193.470	210.930

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	1-Regular Lot - 1			77	130	0.94								15	90.00	245.00	25.00	25.00	20.420

Total Market Land Value 20,420

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 2007 **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,201
Main Floor Living Area: 1,201
Upper Floor Living Area Pct:
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: 15-Walkout Ranch
Bsmt Type: 5-Walkout - 5
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 3 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

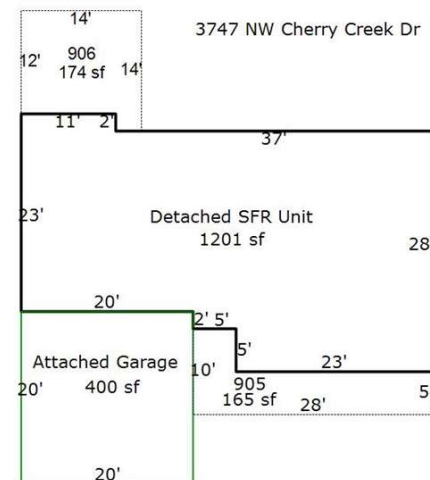
Dwelling RCN: 235,000
Percent Good: 86
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 202,100
Other Improvement RCN: 3,670
Other Improvement Value: 2,020

CALCULATED VALUES

Cost Land: 20,420
Cost Building: 204,120
Cost Total: 224,540
Income Value: 0
Market Value: 257,700
MRA Value: 250,700
Weighted Estimate: 259,700

FINAL VALUES

Value Method: MRA
Land Value: 20,420
Building Value: 230,280
Final Value: 250,700
Prior Value: 210,930



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2009			140	48	7	10 X 14	1.00	3	3					3,670	55	2,020

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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,201			
701-Attached Garage	400			
801-Total Basement Area	1,179			
901-Open Slab Porch	204		3.00	2007
905-Raised Slab Porch with Roof	165			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	174		3.00	2007