

SNCAMA Property Record Card

Parcel ID: 089-097-25-0-40-25-018.00-0

Quick Ref: R10015

Tax Year: 2025

Run Date: 8/2/2025 4:32:10 AM

OWNER NAME AND MAILING ADDRESS

SCHUETZ. PATRICK

323 SW KENDALL AVE
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

323 SW KENDALL AVE
Topeka, KS 66606

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: 168.1 168.1 - KENWOOD, BELV
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 001-001

TRACT DESCRIPTION

KENWOOD, S25, T11, R15, Lot 185 +, KENDALL
AVE LOTS 185-187 KENWOOD ADD SECTION
25 TOWNSHIP 11 RANGE 15



Image Date: 08/24/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
08/18/2021	12:51 PM	VI	VI	SJN		
08/18/2021	12:51 PM	8	QC	TKS		
12/08/2020	10:20 AM	1	S	SJN	PATRICK SCHUETZ	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8.330	134.020	142.350
Total	8.330	134.020	142.350

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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			50	150	1.11								5	50.00	150.00	50.00	50.00	8.330

Total Market Land Value 8,330

SNCAMA Property Record Card

Parcel ID: 089-097-25-0-40-25-018.00-0

Quick Ref: R10015

Tax Year: 2025

Run Date: 8/2/2025 4:32:10 AM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
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: 08-Bungalow
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

Dwelling RCN: 208,300
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 139,560
Other Improvement RCN: 17,560
Other Improvement Value: 5,270

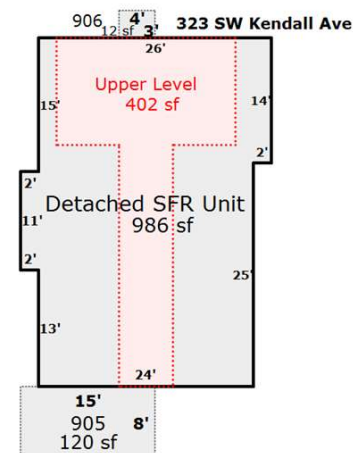
CALCULATED VALUES

Cost Land: 8,330
Cost Building: 144,830
Cost Total: 153,160
Income Value: 0
Market Value: 146,700
MRA Value: 153,100
Weighted Estimate: 144,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 8,330
Building Value: 138,290
Final Value: 146,620
Prior Value: 142,350

Sketch by Apex Media™



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1972			576	96	8	024 X 24	1	3	3					17,560	30	5,270

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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,388			
801-Total Basement Area	964			
902-Raised Slab Porch	88	3.00		1952
903-Wood Deck	112	3.00		2000
905-Raised Slab Porch with Roof	120			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	12		1.00	