

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-30-18-016.00-0

Quick Ref: R11667

Tax Year: 2025

Run Date: 6/7/2026 8:22:44 PM

OWNER NAME AND MAILING ADDRESS

WAGONER 5 LLC
2842 X RD
WEBBER, KS 66970

PROPERTY SITUS ADDRESS

3228 SW SENA DR
Topeka, KS 66604

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: 167.2 167.2 - SW MCALISTER-C
Economic Adj. Factor:
Map / Routing: F05 /
Tax Unit Group: 001-001



Image Date: 09/02/2021

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
08/23/2021	10:38 AM	VI	VI	SJN		
08/23/2021	10:38 AM	8	QC	TKS		
07/20/2016	9:00 AM	VI	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	9.420	88.170	97.590
Total	9.420	88.170	97.590

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	9.420	85.330	94.750
Total	9.420	85.330	94.750

TRACT DESCRIPTION

GREEN VALLEY SUB, S35, T11, R15, Lot 54 +,
SENA DR W 13 FT LOT 54 ALL LOT 55 GREEN
VALLEY SUB SECTION 35 TOWNSHIP 11
RANGE 15

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			63	140	1.03								109	60.00	150.00	50.00	50.00	9.420

Total Market Land Value 9,420

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1950 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 888
 Main Floor Living Area: 888
 Upper Floor Living Area Pct:
 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: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

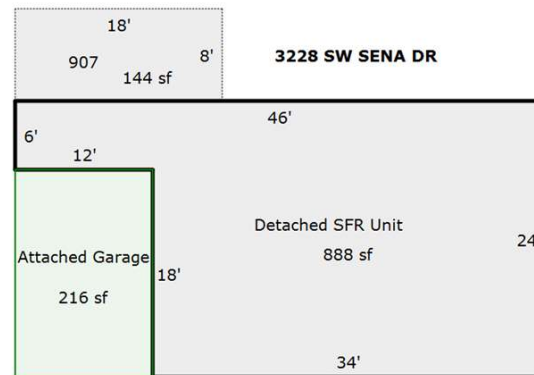
Dwelling RCN: 125,300
 Percent Good: 73
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 91,470
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 9,420
 Cost Building: 91,470
 Cost Total: 100,890
 Income Value: 0
 Market Value: 114,900
 MRA Value: 116,900
 Weighted Estimate: 116,300

FINAL VALUES

Value Method: IDXVAL
 Land Value: 9,420
 Building Value: 88,170
 Final Value: 97,590
 Prior Value: 94,750



Sketch by Apex Media™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	888			
701-Attached Garage	216			
907-Enclosed Porch, Screened Walls	144			