

SNCAMA Property Record Card

Parcel ID: 089-098-34-0-20-06-009.00-0

Quick Ref: R15839

Tax Year: 2025

Run Date: 6/29/2025 12:42:43 AM

OWNER NAME AND MAILING ADDRESS

GRAHAM. DAVID

4630 SW 9TH ST
TOPEKA, KS 66606

PROPERTY SITUS ADDRESS

4630 SW 9TH ST
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: 160.0 160.0 - SW 6 ST - 12 ST, F
Economic Adj. Factor:
Map / Routing: E03 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

SUNSET TERR REPL LOT 17 , Lot A , LOT A
REPLAT LOT 17 SUNSET TERRACE ADD LESS
ROW SECTION 34 TOWNSHIP 11 RANGE 15



Image Date: 11/05/2021

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
09/29/2021	8:00 AM	VI	VI	RBR		
07/06/2021	9:50 AM	BD	S	RBR		
09/27/2018	10:45 AM	5	S	MRH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0475	3,500	Garage	03/01/1999	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	16.150	145.850	162.000
Total	16.150	145.850	162.000

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		135	163	0.91								48	100.00	160.00	50.00	50.00	16.150

Total Market Land Value 16,150

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1946 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,145
Main Floor Living Area: 1,145
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: 5 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

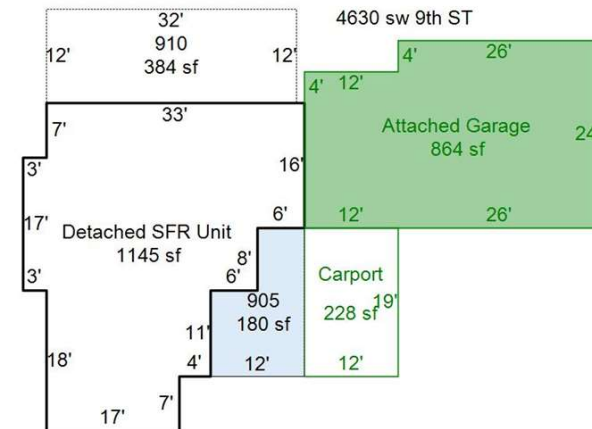
Dwelling RCN: 243,100
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 162,880
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 16,150
Cost Building: 162,880
Cost Total: 179,030
Income Value: 0
Market Value: 174,800
MRA Value: 172,000
Weighted Estimate: 175,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,150
Building Value: 149,090
Final Value: 165,240
Prior Value: 162,000



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	6			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,145			
641-Single 1-Story Fireplace	1			
701-Attached Garage	864			
722-Carport, Shed Roof	228	1.00		
722-Carport, Shed Roof	600			
801-Total Basement Area	1,145			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	180			
910-Raised Enclosed Porch, Screened Walls	384	1.00		