

## SNCAMA Property Record Card

Parcel ID: 089-103-07-0-10-02-013.00-0

Quick Ref: R17397

Tax Year: 2025

Run Date: 9/23/2025 1:41:18 PM

## OWNER NAME AND MAILING ADDRESS

HUNT, DYLAN

3715 NW WILDER RD  
TOPEKA, KS 66617

## PROPERTY SITUS ADDRESS

3715 NW WILDER RD  
Topeka, KS 66617

## 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:** 185.2 185.2 - SEAMAN USD345  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 301-301

## TRACT DESCRIPTION

ROCHESTER HOMES , Lot 19 , WILDER RD TR  
19 ROCHESTER HOMES SUB SECTION 07  
TOWNSHIP 11 RANGE 16



Image Date: 05/19/2025

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** Public Water - 3, Septic - 6, Gas - 7  
**Access:** Paved Road - 1  
**Fronting:** Residential Street - 4  
**Location:** Neighborhood or Spot - 6  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

## INSPECTION HISTORY

| Date       | Time     | Code | Reason | Appraiser | Contact        | Code |
|------------|----------|------|--------|-----------|----------------|------|
| 08/14/2024 | 1:42 PM  | VI   | VI     | KMM       |                |      |
| 07/12/2019 | 10:55 AM | VI   | VI     | KMM       |                |      |
| 10/29/2018 | 2:01 PM  | 1    | S      | KMM       | JERRA STURGEON | 1    |

## BUILDING PERMITS

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

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

| Cls          | Land   | Building | Total   |
|--------------|--------|----------|---------|
| R            | 16.930 | 135.190  | 152.120 |
| <b>Total</b> | 16.930 | 135.190  | 152.120 |

Not Yet Available

## 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 |      |       | 150    | 262   | 1.11   |      |       |      |       |      |     |     | 126   | 100.00    | 140.00   | 25.00   | 25.00   | 16.930    |

Total Market Land Value 16,930

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## DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 1952 Est:

Eff Year: Link:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,244

Main Floor Living Area: 1,244

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: 3-Partial - 3

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 2 Half Baths:

Garage Cap:

Foundation: Block - 3

## IMPROVEMENT COST SUMMARY

Dwelling RCN: 192,420

Percent Good: 69

Mkt Adj: 100 Eco Adj: 100

Building Value: 132,770

Other Improvement RCN: 47,120

Other Improvement Value: 10,360

## CALCULATED VALUES

Cost Land: 16,930

Cost Building: 143,130

Cost Total: 160,060

Income Value: 0

Market Value: 156,700

MRA Value: 159,500

Weighted Estimate: 156,000

## FINAL VALUES

Value Method: IDXVAL

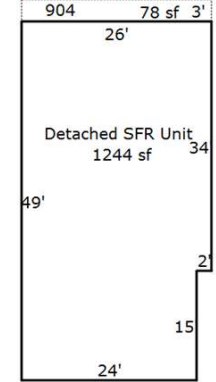
Land Value: 16,930

Building Value: 139,750

Final Value: 156,680

Prior Value: 152,120

3715 NW WILDER RD



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   | 1952   |        |      | 1,200 | 140   | 8   | 040 X 30   | 1       | 3    | 3    |      |      |     |     | 29,170 | 30  | 8,750 |
| 2   |      | 124-Lean-to, Farm Utility       | P     | 1.00 | 1   | 1952   |        |      | 242   | 66    | 7   | 22 X 11    | 1.00    | 3    | 3    |      |      |     |     | 2,500  | 10  | 250   |
| 3   |      | 124-Lean-to, Farm Utility       | P     | 2.00 | 1   | 1952   |        |      | 630   | 102   | 6   | 30 X 21    | 1.00    | 3    | 3    |      |      |     |     | 6,340  | 10  | 630   |
| 4   |      | 456-Tool Shed                   | D     | 2.00 | 1   | 1952   |        |      | 198   | 58    | 6   | 18 X 11    | 1.00    | 3    | 3    |      |      |     |     | 4,840  | 8   | 390   |
| 5   |      | 456-Tool Shed                   | D     | 1.00 | 1   | 1952   |        |      | 300   | 80    | 6   | 30 X 10    | 1.00    | 3    | 3    |      |      |     |     | 4,270  | 8   | 340   |

## DWELLING COMPONENTS

| Code                                | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 116-Frame, Siding/Shingle           |       | 100 |         |      |
| 208-Composition Shingle             |       | 100 |         |      |
| 351-Warmed & Cooled Air             |       | 100 |         |      |
| 402-Automatic Floor Cover Allowance |       |     |         |      |
| 601-Plumbing Fixtures               | 8     |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 622-Raised Subfloor                 | 1,244 |     |         |      |

## DWELLING COMPONENTS

| Code                     | Units | Pct | Quality | Year |
|--------------------------|-------|-----|---------|------|
| 801-Total Basement Area  | 622   |     |         |      |
| 802-Minimal Finish Area  | 384   |     |         |      |
| 901-Open Slab Porch      | 108   |     | 3.00    | 1952 |
| 904-Slab Porch with Roof | 78    |     |         |      |

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## OTHER BUILDING IMPROVEMENT COMPONENTS

| No. | Code                            | Units | Pct | Size | Other | Rank | Year |
|-----|---------------------------------|-------|-----|------|-------|------|------|
| 2   | 918-Single -Metal on Wood Frame |       | 100 |      |       |      |      |
| 3   | 918-Single -Metal on Wood Frame |       | 100 |      |       |      |      |
| 4   | 918-Single -Metal on Wood Frame |       | 100 |      |       |      |      |
| 5   | 918-Single -Metal on Wood Frame |       | 100 |      |       |      |      |

