

SNCAMA Property Record Card

Parcel ID: 089-108-27-0-40-01-003.00-0

Quick Ref: R20593

Tax Year: 2025

Run Date: 6/6/2025 5:51:36 AM

OWNER NAME AND MAILING ADDRESS

SALAS, LUZ M

3837 SE CROCO RD
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

3538 NE SEWARD AVE
Topeka, KS 66616

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: 195.0 195.0 - SE 2ND - 61ST-ST
Economic Adj. Factor:
Map / Routing: / 0200T
Tax Unit Group: 351-351

TRACT DESCRIPTION

S27, T11, R16, ACRES 3.18, 27-11-16 BEG 460 E
SW COR SE 1/4 TH N 330 E 454.84 S 330 W
454.34 TO POB LESS ROW



Image Date: 11/08/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
11/07/2023	11:45 AM	6	P	TKS		
09/11/2023	11:01 AM	VI	VI	TKS		
12/27/2021	11:45 AM	6	P	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
TKS16	1	Interior Remodel	06/30/2015	IC	10

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	36.480	27.580	64.060
Total	36.480	27.580	64.060

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
Acre	1-Primary Site - 1	3.16				2	150						30	1.00	20,000.00	2,200.00	2,200.00	37,130

Total Market Land Value 37,130

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1931 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,218

Main Floor Living Area: 1,218

Upper Floor Living Area Pct:

CDU: PR

CDU Reason:

Phys/Func/Econ: PR / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow

Bsmt Type: 3-Partial - 3

Total Rooms: 5 Bedrooms: 2

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap:

Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 199,010

Percent Good: 20

Mkt Adj: 100 Eco Adj: 100

Building Value: 39,800

Other Improvement RCN: 34,080

Other Improvement Value: 7,350

CALCULATED VALUES

Cost Land: 37,130

Cost Building: 47,150

Cost Total: 84,280

Income Value: 0

Market Value: 79,300

MRA Value: 80,200

Weighted Estimate: 75,900

FINAL VALUES

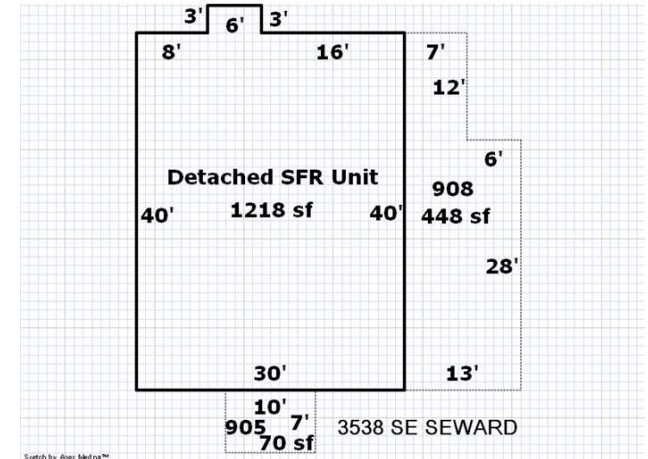
Value Method: IDXVAL

Land Value: 37,130

Building Value: 29,490

Final Value: 66,620

Prior Value: 64,060



OTHER BUILDING IMPROVEMENTS

No.	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	1960			624	100	8	26 X 24	1	2	2					18,570	17	3,160
2	133-Prefabricated Storage Shed	D	1.00	1	1940			224	60	8	16 X 14	1.00	2	2					4,180	27	1,130
3	133-Prefabricated Storage Shed	D	1.00	1	1931			800	120	6	40 X 20	1.00	2	2					11,330	27	3,060

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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,218			
801-Total Basement Area	900			
905-Raised Slab Porch with Roof	70			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
908-Enclosed Porch, Knee Walls w/Glass	448			