

SNCAMA Property Record Card

Parcel ID: 089-136-14-0-30-03-001.04-0

Quick Ref: R42139

Tax Year: 2025

Run Date: 6/4/2025 2:24:40 PM

OWNER NAME AND MAILING ADDRESS

TERRELL, FLETCHER C III & ABBY M

3820 SE 34TH ST
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

3820 SE 34TH ST
Topeka, KS 66605

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: 190.0 190.0 - SHAWNEE MEADOWS
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

TRACT DESCRIPTION

WALNUT VIEW SUB # 1, S14, T12, R16, BLOCK
F, Lot 10, SE 33RD TERR BLK F LOT 10
WALNUT VIEW SUB #1 SECTION 14 TOWNSHIP
12 RANGE 16



Image Date: 06/17/2024

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: Adjacent - 2
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/14/2024	1:40 PM	5	S	JRS		
09/05/2023	1:23 PM	VI	VI	JRS		
08/29/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
Z0265	120,000	Dwelling	05/13/1996	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	37,450	319,890	357,340
Total	37,450	319,890	357,340

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	3-Irregular Lot - 3		183	275	1.19	P	150						103	100.00	160.00	60.00	60.00	37,450

Total Market Land Value 37,450

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.67-GD-
Year Blt: 1996 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,830
Main Floor Living Area: 1,830
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 6-Daylight - 6
Total Rooms: 8 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

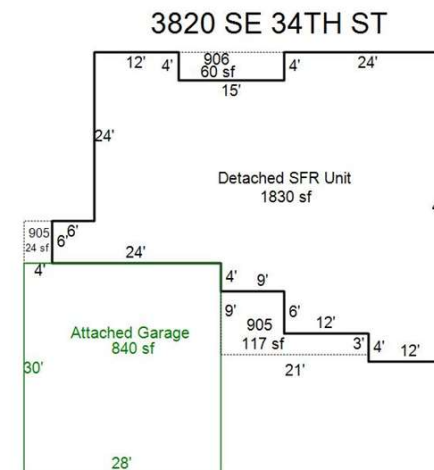
Dwelling RCN: 454,880
Percent Good: 83
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 377,550
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 37,450
Cost Building: 377,550
Cost Total: 415,000
Income Value: 0
Market Value: 408,800
MRA Value: 416,000
Weighted Estimate: 406,700

FINAL VALUES

Value Method: MKT
Land Value: 37,450
Building Value: 371,350
Final Value: 408,800
Prior Value: 357,340



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,830			
641-Single 1-Story Fireplace	1			
701-Attached Garage	840			
736-Garage Finish, Attached	840			
801-Total Basement Area	1,830			
803-Partition Finish Area	900			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	320			
903-Wood Deck	195			
905-Raised Slab Porch with Roof	117			
905-Raised Slab Porch with Roof	24			
906-Wood Deck with Roof	60			