

SNCAMA Property Record Card

Parcel ID: 089-136-14-0-30-05-019.00-0

Quick Ref: R42200

Tax Year: 2025

Run Date: 7/19/2025 12:04:34 AM

OWNER NAME AND MAILING ADDRESS

SKYLINE PROPERTY VENTURES LLC

3745 SW TIMBER RIDGE CT
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

3418 SE WALNUT DR
Topeka, KS 66605

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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: PUD, RR1
Neighborhood: 707.0 707.0 - WALNUT VIEW/SC
Economic Adj. Factor:
Map / Routing: / 025RS
Tax Unit Group: 351-351

TRACT DESCRIPTION

WALNUT VIEW SUB # 4, S14, T12, R16, BLOCK
A, Lot 11, BLK A BEG NW COR LOT 11 TH NE
189.61' SLY 63.09' SW 165.67' NLY 43.44' TO
POB SECTION 14 TOWNSHIP 12 RANGE 16



Image Date: 08/03/2020

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
07/28/2020	1:11 PM	VI	VI	JGW		
02/28/2020	3:05 PM	5	S	JGW		
09/22/2016	3:45 PM	5	S	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
88575	124,000		11/22/1988	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	11.720	137.770	149.490
Total	11.720	137.770	149.490

Not Yet Available

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	6-Duplex Half Lot - 6			57	174	1.17								115	90.00	115.00	10.00	10.00	11.720

Total Market Land Value 11,720

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DWELLING INFORMATION

Res Type: 5-Duplex
 Quality: 3.00-AV
 Year Blt: Est:
 Eff Year: Link:
 MS Style: 2-Two Story
 LBCSstruct: 1121-Single unit in duplex (half-
 No. of Units:
 Total Living Area:
 Calculated Area:
 Main Floor Living Area:
 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: 04-Conventional
 Bsmt Type: 6-Daylight - 6
 Total Rooms: Bedrooms:
 Family Rooms:
 Full Baths: Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 197,020
 Percent Good: 73
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 143,820
 Other Improvement RCN: 0
 Other Improvement Value: 0

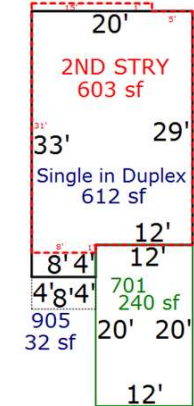
CALCULATED VALUES

Cost Land: 11,720
 Cost Building: 143,820
 Cost Total: 155,540
 Income Value: 0
 Market Value: 165,100
 MRA Value: 168,000
 Weighted Estimate: 161,400

FINAL VALUES

Value Method: IDXVAL
 Land Value: 11,720
 Building Value: 140,760
 Final Value: 152,480
 Prior Value: 149,490

3418 SE WALNUT DR



Sketch by Apex Media™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,215			
642-Single 2-Story Fireplace	1			
701-Attached Garage	240			
736-Garage Finish, Attached	240			
801-Total Basement Area	612			
802-Minimal Finish Area	378			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	100		3.00	1989
905-Raised Slab Porch with Roof	32		2.00	