

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-10-040.00-0

Quick Ref: R53476

Tax Year: 2025

Run Date: 9/16/2024 8:19:32 PM

OWNER NAME AND MAILING ADDRESS

MCKINSEY, BENTLY J

4006 SW SHUNGA DR  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

4006 SW SHUNGA DR  
Topeka, KS 66614

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: 120.0 120.0 - SW 21ST-SHUNG,  
Economic Adj. Factor:  
Map / Routing: J04 / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

SHUNGA PARK , Lot 8 + , SHUNGA DR LOT 8  
& E 1 FT OF LOT 9 SHUNGA PARK SECTION 10  
TOWNSHIP 12 RANGE 15



Image Date: 07/10/2024

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
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
07/09/2024	12:05 PM	5	S	SJN		
10/12/2022	7:57 AM	VI	VI	SJN		
09/14/2016	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

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

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	9.360	136.780	146.140
<b>Total</b>	<b>9.360</b>	<b>136.780</b>	<b>146.140</b>

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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		71	120	0.90								19	75.00	140.00	25.00	25.00	9.360

Total Market Land Value 9,360

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-10-040.00-0

Quick Ref: R53476

Tax Year: 2025

Run Date: 9/16/2024 8:19:32 PM

**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1959 Est: Yes  
 Eff Year:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,620  
 Main Floor Living Area: 1,620  
 Upper Floor Living Area Pct:  
 CDU: GD  
 CDU Reason:  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

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

**IMPROVEMENT COST SUMMARY**

Dwelling RCN: 232,420  
 Percent Good: 73  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 169,670  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

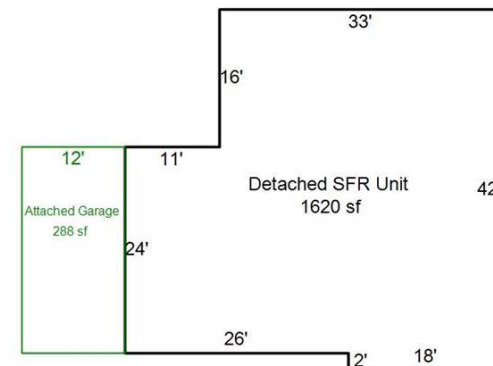
**CALCULATED VALUES**

Cost Land: 9,360  
 Cost Building: 169,670  
 Cost Total: 179,030  
 Income Value: 0  
 Market Value: 184,700  
 MRA Value: 176,500  
 Weighted Estimate: 185,500

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 9,360  
 Building Value: 147,010  
 Final Value: 156,370  
 Prior Value: 146,140

4006 SW SHUNGA DR



**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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,620			
701-Attached Garage	288			
801-Total Basement Area	528			
901-Open Slab Porch	165	3.00		1959
901-Open Slab Porch	224	2.00		1965