

SNCAMA Property Record Card

Parcel ID: 089-142-10-0-40-11-003.00-0

Quick Ref: R53485

Tax Year: 2025

Run Date: 9/19/2024 12:24:47 PM

OWNER NAME AND MAILING ADDRESS

HAHN, ANNA & RODNEY

3909 SW 26TH ST
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

3909 SW 26TH ST
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

WESTVIEW HEIGHTS MANOR, S10, T12, R15,
BLOCK 6, Lot 6, SW 26TH ST BLK 6 LOT 6
WESTVIEW HGTS MANOR SECTION 10
TOWNSHIP 12 RANGE 15



Image Date: 06/26/2023

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: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/23/2023	2:40 PM	5	S	SJN		
10/19/2022	10:19 AM	VI	VI	SJN		
06/24/2020	12:00 PM	5	P	KJH		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
KJH21	1	Interior Remodel	12/10/2019	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	9.130	180.370	189.500
Total	9.130	180.370	189.500

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		70	116	0.88								19	75.00	140.00	25.00	25.00	9.130

Total Market Land Value 9,130

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1953 Est:
 Eff Year:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 1,460
 Calculated Area: 1,460
 Main Floor Living Area: 1,460
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: GD+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap: 1
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

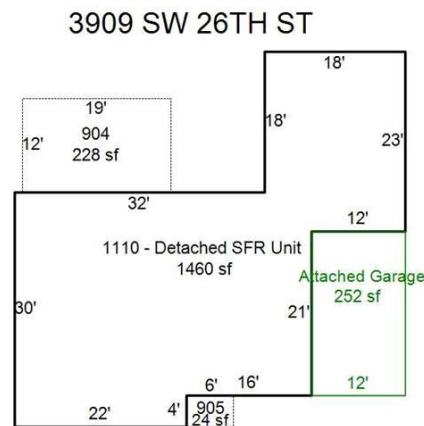
Dwelling RCN: 205,280
 Percent Good: 71
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 145,750
 Other Improvement RCN: 2,770
 Other Improvement Value: 970

CALCULATED VALUES

Cost Land: 9,130
 Cost Building: 146,720
 Cost Total: 155,850
 Income Value: 0
 Market Value: 188,800
 MRA Value: 181,700
 Weighted Estimate: 190,400

FINAL VALUES

Value Method: MKT
 Land Value: 9,130
 Building Value: 179,670
 Final Value: 188,800
 Prior Value: 189,500



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	133-Prefabricated Storage Shec	D	2.00	1	1977			100	40	6	10 X 10	1.00	3	3					2,770	35	970

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,076			
622-Raised Subfloor	384			
641-Single 1-Story Fireplace	1			
701-Attached Garage	252			
901-Open Slab Porch	228		2.00	1975

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	40			
904-Slab Porch with Roof	228		1.00	
905-Raised Slab Porch with Roof	24			