

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-10-07-007.00-0

Quick Ref: R56264

Tax Year: 2025

Run Date: 5/27/2025 3:58:59 PM

OWNER NAME AND MAILING ADDRESS

NUSSER, DONNA L

7215 SW ROBINS DR
TOPEKA, KS 66610-1547

PROPERTY SITUS ADDRESS

3301 SW WANAMAKER RD
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: RR1
Neighborhood: 190.6 190.6 - SW 21 ST - 29 ST.
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 600-600

TRACT DESCRIPTION

S17, T12, R15, ACRES 2.23, BEG 67(S) W SE
COR NE 1/4 TH W 337(S), N 191.67 NELY
405(S) S 265 (S) SELY 161.3 TO POB



Image Date: 08/18/2021

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: All Public - 1
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
08/05/2021	12:49 PM	VI	VI	RBR		
09/27/2016	9:00 AM	VI	VI	KMM		
08/18/2011	10:59 AM	NP	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	30.460	256.720	287.180
Total	30.460	256.720	287.180

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	30.460	248.360	278.820
Total	30.460	248.360	278.820

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	2.23											47	1.00	28,000.00	2,000.00	2,000.00	30.460

Total Market Land Value 30,460

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.33-AV+

Year Blt: 1978 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,612

Main Floor Living Area: 1,612

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: 17-Raised Ranch

Bsmt Type: 4-Full - 4

Total Rooms: 6 Bedrooms: 3

Family Rooms:

Full Baths: 3 Half Baths: 1

Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 346,150

Percent Good: 77

Mkt Adj: 100 Eco Adj: 100

Building Value: 266,540

Other Improvement RCN: 48,640

Other Improvement Value: 13,570

CALCULATED VALUES

Cost Land: 30,460

Cost Building: 280,110

Cost Total: 310,570

Income Value: 0

Market Value: 287,300

MRA Value: 285,700

Weighted Estimate: 285,700

FINAL VALUES

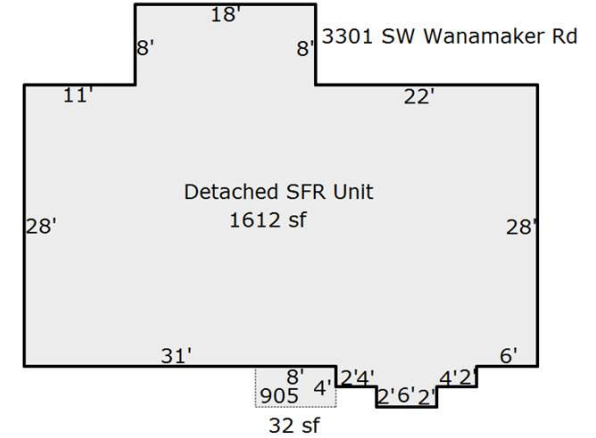
Value Method: IDXVAL

Land Value: 30,460

Building Value: 256,720

Final Value: 287,180

Prior Value: 278,820



Sketch by Apex Media™

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	1978			320	72	8	020 X 16	1	3	3					12,050	32	3,850
2	152-Residential Garage - Detach	D	2.00	1	1978			720	108	8	030 X 24	1	3	3					27,530	32	8,810
3	163-Site Improvements	D	2.00	1	1990			10		8		1	3						9,070	10	910

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	14			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,612			
644-Double 1-Story Fireplace	1			
801-Total Basement Area	1,572			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	746			
806-Basement Garage, Double	1			
901-Open Slab Porch	176		3.00	1978
903-Wood Deck	168		3.00	1978
903-Wood Deck	147		3.00	1978
903-Wood Deck	236			1990
905-Raised Slab Porch with Roof	32			

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No.	Code	Units	Pct	Size	Other	Rank	Year
3	6602078-Gazebo, Standard	1					1990

