

SNCAMA Property Record Card

Parcel ID: 089-144-19-0-10-05-009.00-0

Quick Ref: R57263

Tax Year: 2025

Run Date: 5/25/2025 11:05:16 AM

OWNER NAME AND MAILING ADDRESS

WAIDA. JOYCE M TRUST

3900 SW CANTERBURY TOWN RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

3900 SW CANTERBURY TOWN RD
Topeka, KS 66610

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: 196.2 196.2 - SHERWOOD LAKE
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 619-619



Image Date: 09/04/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
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
08/22/2024	1:53 PM	VI	VI	JRS		
10/24/2018	9:00 AM	VI	VI	JRS		
09/06/2012	8:00 AM	8	QC	BA		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08873	175,000		03/15/1988	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	103.550	480.600	584.150
Total	103.550	480.600	584.150

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	103.550	469.150	572.700
Total	103.550	469.150	572.700

TRACT DESCRIPTION

SHERWOOD ESTATES , BLOCK 34B , Lot 35
+ , BEG 20 N OF SWC LOT 35 TH NE 58, NE
81.29, SE 44.07, E 111.02, SE 43.4 9, SE 285(S),
W 91.96, NW 372(S) TO POB SECTION 19
TOWNSHIP 12 RANGE 15

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	4-Waterfront - 4		135	328	1.18	5	75						134	150.00	800.00	200.00	200.00	103.550

Total Market Land Value 103,550

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.67-VG-
Year Blt: 1988 **Est:** Yes
Eff Year:
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area: 2,369
Calculated Area: 2,353
Main Floor Living Area: 1,977
Upper Floor Living Area Pct: 19.00
CDU: VG
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: 4-Full - 4
Total Rooms: 11 **Bedrooms:** 4
Family Rooms: 2
Full Baths: 2 **Half Baths:** 1
Garage Cap: 3
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

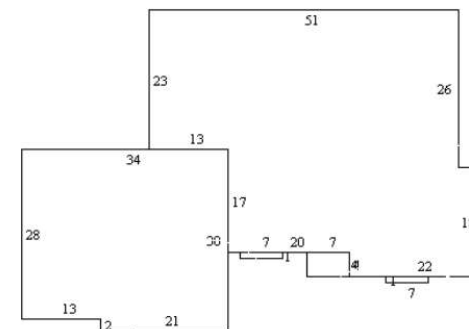
Dwelling RCN: 674,950
Percent Good: 89
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 600,710
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 103,550
Cost Building: 600,710
Cost Total: 704,260
Income Value: 0
Market Value: 609,900
MRA Value: 611,400
Weighted Estimate: 621,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 103,550
Building Value: 480,600
Final Value: 584,150
Prior Value: 572,700



SKETCH VECTORS

A0CU4L20U17L13U23R51D26R4D18L22A1CL7X4A2U3L11CL7X1A3
L20D9CL21U2L13U28R34D30A4R6CR7X1H

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
218-Terne		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	14			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,369			
644-Double 1-Story Fireplace	1			
701-Attached Garage	994			
736-Garage Finish, Attached	994			
801-Total Basement Area	1,963			
803-Partition Finish Area	1,530			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	552		3.00	1988
903-Wood Deck	592		3.00	1988
905-Raised Slab Porch with Roof	28		1.00	
906-Wood Deck with Roof	216			