

## SNCAMA Property Record Card

Parcel ID: 089-145-15-0-40-03-006.00-0

Quick Ref: R59239

Tax Year: 2025

Run Date: 5/10/2025 10:43:59 PM

## OWNER NAME AND MAILING ADDRESS

SOMMERER. JOSEPH

4216 SW 34TH ST  
TOPEKA, KS 66614

## PROPERTY SITUS ADDRESS

4216 SW 34TH 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:** 109.0 109.0 - SW 33 TER - 35 TI  
**Economic Adj. Factor:**  
**Map / Routing:** L04 / 020  
**Tax Unit Group:** 001-001

## TRACT DESCRIPTION

ARROWHEAD HTS SUB # 5, S15, T12, R15, Lot  
52 +, LT 52 & PRT LOT 53 DAF BEG SW COR N  
126.73, NE 55.22, SW 41.9, SW 118.33, W 24 TO  
POB SECTION 15 TOWNSHIP 12 RANGE 15



Image Date: 10/27/2023

## 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
10/26/2023	3:05 PM	5	S	RBR		
07/21/2021	2:30 PM	VI	VI	RBR		
10/03/2016	10:20 AM	IX	S	MAM	NICK (PUC)	6

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	14.510	189.020	203.530
<b>Total</b>	14.510	189.020	203.530

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	14.510	183.090	197.600
<b>Total</b>	14.510	183.090	197.600

## 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		114	126	1.02								7	65.00	200.00	25.00	25.00	14.510

Total Market Land Value 14,510

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1962 **Est:** Yes  
**Eff Year:**  
**MS Style:** 12-Bi-level  
**LBCSStruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,026  
**Main Floor Living Area:** 1,026  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**CDU Reason:**  
**Phys/Func/Econ:** GD / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

## COMP SALES INFORMATION

**Arch Style:** 01-Bi-Level  
**Bsmt Type:** 6-Daylight - 6  
**Total Rooms:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

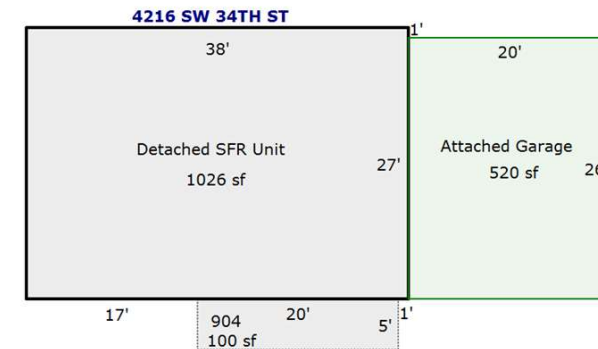
**Dwelling RCN:** 220,380  
**Percent Good:** 76  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 167,490  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 14,510  
**Cost Building:** 167,490  
**Cost Total:** 182,000  
**Income Value:** 0  
**Market Value:** 207,300  
**MRA Value:** 209,500  
**Weighted Estimate:** 204,500

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 14,510  
**Building Value:** 189,020  
**Final Value:** 203,530  
**Prior Value:** 197,600



Sketch by Apex Media™

## 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			
622-Raised Subfloor	1,026			
701-Attached Garage	520			
801-Total Basement Area	988			
802-Minimal Finish Area	486			
803-Partition Finish Area	143			
903-Wood Deck	272		3.00	1962

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
904-Slab Porch with Roof	100			