

SNCAMA Property Record Card

Parcel ID: 089-145-16-0-10-10-011.00-0

Quick Ref: R60086

Tax Year: 2025

Run Date: 5/10/2025 11:07:28 PM

OWNER NAME AND MAILING ADDRESS

CANTRELL. CHRISTOPHER L & LISA K & (

2630 SW SACRAMENTO DR
TOPEKA, KS 66614-9798

PROPERTY SITUS ADDRESS

3216 SW CHELSEA 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: 106.0 106.0 - SW 31 ST - 34 ST.
Economic Adj. Factor:
Map / Routing: / 010RL
Tax Unit Group: 001-001

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:



Image Date: 07/18/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/17/2023	1:45 PM	5	S	RBR		
07/28/2021	12:41 PM	VI	VI	RBR		
08/29/2016	9:00 AM	VI	VI	KMM		

BUILDING PERMITS

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

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	16.070	175.590	191.660
Total	16.070	175.590	191.660

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	16.070	171.830	187.900
Total	16.070	171.830	187.900

TRACT DESCRIPTION

FAIRWAY SUB , BLOCK H , Lot 11 , BEG NE
COR LOT 11 BLK H W 6 TO POB S 74.06 W
175.5 N 75 E 179 TO POB SECTION 16
TOWNSHIP 12 RANGE 15

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	3-Irregular Lot - 3		75	188	1.19								116	75.00	180.00	50.00	50.00	16.070

Total Market Land Value 16,070

SNCAMA Property Record Card

Parcel ID: 089-145-16-0-10-10-011.00-0

Quick Ref: R60086

Tax Year: 2025

Run Date: 5/10/2025 11:07:28 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1974 **Est:** Yes
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,100
Main Floor Living Area: 1,100
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 2 **Half Baths:** 1
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

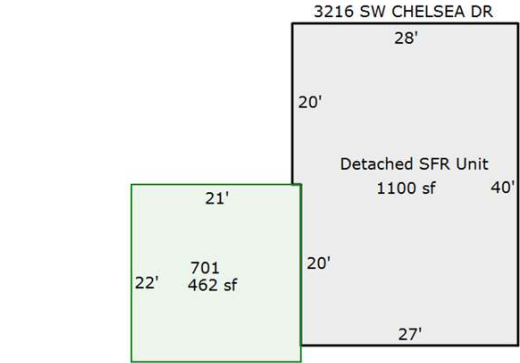
Dwelling RCN: 233,040
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 174,780
Other Improvement RCN: 4,230
Other Improvement Value: 1,480

CALCULATED VALUES

Cost Land: 16,070
Cost Building: 176,260
Cost Total: 192,330
Income Value: 0
Market Value: 195,800
MRA Value: 203,800
Weighted Estimate: 193,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,070
Building Value: 175,590
Final Value: 191,660
Prior Value: 187,900



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	133-Prefabricated Storage Shed	D	2.00	1	1987			168	52	8	12 X 14	1.00	3	3					4,230	35	1,480

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
131-Veneer, Brick		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,100			
645-Double 2-Story Fireplace	1			
701-Attached Garage	462			
801-Total Basement Area	1,100			
802-Minimal Finish Area	900			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	200		3.00	1974