

## SNCAMA Property Record Card

Parcel ID: 089-145-16-0-10-14-009.00-0

Quick Ref: R60165

Tax Year: 2025

Run Date: 5/29/2025 1:35:24 AM

## OWNER NAME AND MAILING ADDRESS

WICKSTRUM. JONATHAN E

5325 SW 32ND TER  
TOPEKA, KS 66614

## PROPERTY SITUS ADDRESS

5325 SW 32ND TER  
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:** / 010  
**Tax Unit Group:** 001-001



Image Date: 07/02/2024

## 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
07/02/2024	1:25 PM	5	S	RBR		
07/28/2021	7:44 AM	VI	VI	RBR		
08/29/2016	9:00 AM	VI	VI	KMM		

## BUILDING PERMITS

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

Cls	Land	Building	Total
R	16.130	167.570	183.700
<b>Total</b>	16.130	167.570	183.700

## 2024 APPRAISED VALUE

Cls	Land	Building	Total
R	16.130	150.500	166.630
<b>Total</b>	16.130	150.500	166.630

## TRACT DESCRIPTION

FAIRWAY SUB , BLOCK E , Lot 10 + , SW 32ND  
TERR BLK E LOT 11 & LOT 10 EXC BEG AT NE  
COR OF SD LOT 10 TH N WLY ALONGFRONT LI  
47 FT TH SLY PARL TO & 47 FT W OF E/L TO  
PT FAIRWAY SECTION 16 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	1-Regular Lot - 1		93	155	1.12								116	75.00	180.00	50.00	50.00	16.130

Total Market Land Value 16,130

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1964 **Est:** Yes  
**Eff Year:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,000  
**Main Floor Living Area:** 1,000  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**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:** 5 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:** 1  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

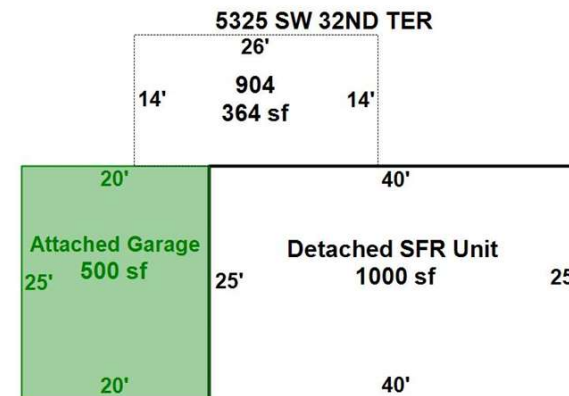
**Dwelling RCN:** 200,390  
**Percent Good:** 77  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 154,300  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 16,130  
**Cost Building:** 154,300  
**Cost Total:** 170,430  
**Income Value:** 0  
**Market Value:** 189,800  
**MRA Value:** 193,800  
**Weighted Estimate:** 189,100

## FINAL VALUES

**Value Method:** OVR  
**Land Value:** 16,130  
**Building Value:** 167,570  
**Final Value:** 183,700  
**Prior Value:** 166,630



## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		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	1,000			
701-Attached Garage	500			
801-Total Basement Area	1,000			
802-Minimal Finish Area	630			
901-Open Slab Porch	140	3.00		1964
904-Slab Porch with Roof	364			