

SNCAMA Property Record Card

Parcel ID: 089-145-16-0-20-02-010.00-0

Quick Ref: R60314

Tax Year: 2025

Run Date: 5/25/2026 11:45:04 AM

OWNER NAME AND MAILING ADDRESS

GERHARDT, RHONDA S LIVING TRUST

7317 SW LANCELOT CT  
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

5655 SW HAWICK LN  
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

**Function:** 1150 Apartment unit ( Sfx: 0  
**Activity:** 1100 Household activities  
**Ownership:** 1140 Private-fee simple, condominium  
**Site:** 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

**Prop Class:** R Residential - R  
**Living Units:** 1  
**Zoning:** PUD, M2  
**Neighborhood:** 508.0 508.0 - EDINBURGH TOW  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 014-014

TRACT DESCRIPTION

EDINBURGH SUB, S16, T12, R15, BLOCK B, Lot 1, PT LOT 1 BLK B EDINBURGH SUB DESC AS BEG AT SW COR LOT 1 TH NW 248 FT TH E 20 FT TO POB TH E AL C/L OF PARTY WALL & EXT THEREOF 81FT TH S 40 FT SECTION 16 TOWNSHIP 12 RANGE 15



Image Date: 11/17/2020

PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**Access:** Paved Road - 1  
**Fronting:** Private Road - 9  
**Location:** Apt./Condominium Complex - 9  
**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
11/02/2020	12:06 PM	VI	VI	JGW		
09/30/2020	11:00 AM	1	S	JGW	RHONDA GERHARDT	1
07/12/2016	9:00 AM	VI	VI	MJV		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	23.630	277.090	300.720
<b>Total</b>	<b>23.630</b>	<b>277.090</b>	<b>300.720</b>

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	23.630	277.090	300.720
<b>Total</b>	<b>23.630</b>	<b>277.090</b>	<b>300.720</b>

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	Link	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
Sqft	1-Primary Site - 1		3,240											28	3,500.00	6.75	0.00	0.00	23,630

Total Market Land Value 23,630

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DWELLING INFORMATION

Res Type: 3-Town House  
 Quality: 3.67-GD-  
 Year Blt: 1983 Est: Yes  
 Eff Year: Link:  
 MS Style: 24-1 1/2 Story Inside Unit  
 LBCSstruct: 1160-Condominium / apartment  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,352  
 Main Floor Living Area: 1,458  
 Upper Floor Living Area Pct: 61.32  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 7 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 3 Half Baths:  
 Garage Cap: 2  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

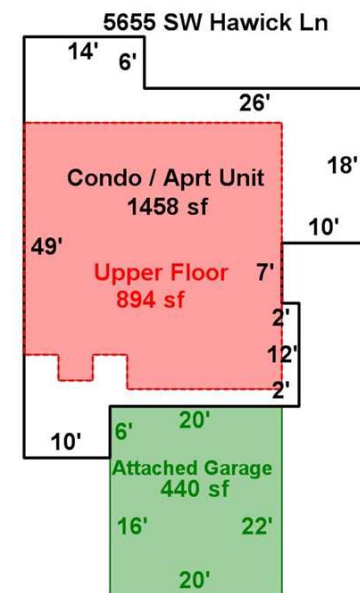
Dwelling RCN: 349,440  
 Percent Good: 78  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 272,560  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 23,630  
 Cost Building: 272,560  
 Cost Total: 296,190  
 Income Value: 0  
 Market Value: 295,300  
 MRA Value: 314,200  
 Weighted Estimate: 293,400

FINAL VALUES

Value Method: PRIOR  
 Land Value: 23,630  
 Building Value: 277,090  
 Final Value: 300,720  
 Prior Value: 300,720



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,352			
642-Single 2-Story Fireplace	1			
701-Attached Garage	440			
736-Garage Finish, Attached	440			
801-Total Basement Area	1,434			
802-Minimal Finish Area	445			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	80		4.00	1983
901-Open Slab Porch	96		3.00	1984
903-Wood Deck	136		3.00	1985