

SNCAMA Property Record Card

Parcel ID: 089-145-16-0-20-02-039.24-0

Quick Ref: R60464

Tax Year: 2025

Run Date: 6/9/2026 7:53:24 PM

OWNER NAME AND MAILING ADDRESS

POTTER, RUTH H

3045 SW ARROWHEAD RD
TOPEKA, KS 66614-4145

PROPERTY SITUS ADDRESS

3045 SW ARROWHEAD RD
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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: PUD, M3
Neighborhood: 710.0 710.0 - CHELSEA GARDE
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 014-014

TRACT DESCRIPTION

FOXCROFT THREE SUB, S16, T12, R15, BLOCK C, Lot 1, PT OF LOT 1 BLK C FOXCROFT #3 & PT OF LOT 1 BLK C FOXCROFT #2 BEG 265' (S) NLY ALG CURVE FROM SE COR LT 1 BLK C FOXCROFT#3 TH SWLY 173.24' N SECTION 16 TOWNSHIP 12 RANGE 15



Image Date: 02/02/2024

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
02/01/2024	11:15 AM	1	S	RBR	RUTH POTTER	1
09/28/2023	12:45 PM	6	S	RBR		
11/02/2020	11:57 AM	VI	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JWD08	1	Porch Demolition	05/27/2008	C	100
JWD08	1	Porch Addition (OFP/SFP/EFP)	05/27/2008	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	12.420	159.900	172.320
Total	12.420	159.900	172.320

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	12.420	156.520	168.940
Total	12.420	156.520	168.940

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
Fron	6-Duplex Half Lot - 6			44	155	1.12	5	120						2	80.00	120.00	10.00	10.00	12.420

Total Market Land Value 12,420

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DWELLING INFORMATION

Res Type: 5-Duplex
 Quality: 3.00-AV
 Year Blt: 1985 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1121-Single unit in duplex (half-
 No. of Units:
 Total Living Area:
 Calculated Area: 1,047
 Main Floor Living Area: 1,047
 Upper Floor Living Area Pct:
 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: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 5 Bedrooms: 2
 Family Rooms: 1
 Full Baths: 2 Half Baths:
 Garage Cap: 2
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 223,540
 Percent Good: 79
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 176,600
 Other Improvement RCN: 0
 Other Improvement Value: 0

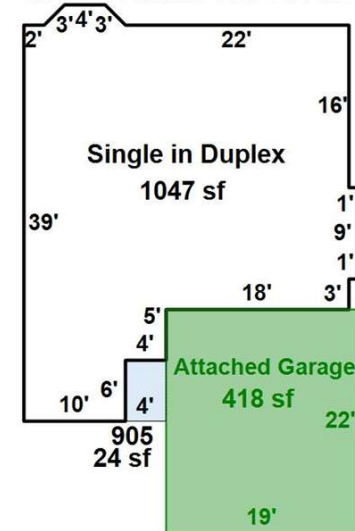
CALCULATED VALUES

Cost Land: 12,420
 Cost Building: 176,600
 Cost Total: 189,020
 Income Value: 0
 Market Value: 181,800
 MRA Value: 185,400
 Weighted Estimate: 176,400

FINAL VALUES

Value Method: IDXVAL
 Land Value: 12,420
 Building Value: 159,900
 Final Value: 172,320
 Prior Value: 168,940

3045 SW ARROWHEAD RD



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		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	1,047			
641-Single 1-Story Fireplace	1			
701-Attached Garage	418			
801-Total Basement Area	1,026			
803-Partition Finish Area	708			
901-Open Slab Porch	168		3.00	2008

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	24			