

SNCAMA Property Record Card

Parcel ID: 089-145-16-0-30-15-038.05-0

Quick Ref: R60882

Tax Year: 2025

Run Date: 4/16/2026 9:35:31 PM

**OWNER NAME AND MAILING ADDRESS**

NIKKEL, LARRY & DAWN

3616 SW SPRING HILL DR  
TOPEKA, KS 66614

**PROPERTY SITUS ADDRESS**

3616 SW SPRING HILL 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:** 103.1 103.1 - SPRING HILL  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 014-014

**TRACT DESCRIPTION**

WINDAMAR ESTATES SUB , BLOCK B , Lot 6 ,  
BLK B LOT 6 WINDAMAR ESTATES SUB  
SECTION 16 TOWNSHIP 12 RANGE 15



Image Date: 09/27/2024

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**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
09/20/2024	10:16 AM	VI	VI	JRS		
05/08/2019	11:20 AM	1	S	JRS	MRS DAWN NIKKEL	1
10/03/2018	9:00 AM	VI	VI	JRS		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
T0214	230,000	Dwelling	05/01/1998	C	100

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	30.870	304.590	335.460
<b>Total</b>	<b>30.870</b>	<b>304.590</b>	<b>335.460</b>

**2024 APPRAISED VALUE**

Cls	Land	Building	Total
R	30.870	298.010	328.880
<b>Total</b>	<b>30.870</b>	<b>298.010</b>	<b>328.880</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
Fron	1-Regular Lot - 1			60	151	1.06								89	85.00	350.00	25.00	25.00	30.870

Total Market Land Value 30,870

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.33-AV+  
 Year Blt: 1998 Est:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,750  
 Main Floor Living Area: 1,750  
 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: 5-Walkout - 5  
 Total Rooms: 7 Bedrooms: 3  
 Family Rooms: 1  
 Full Baths: 2 Half Baths: 2  
 Garage Cap: 2  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

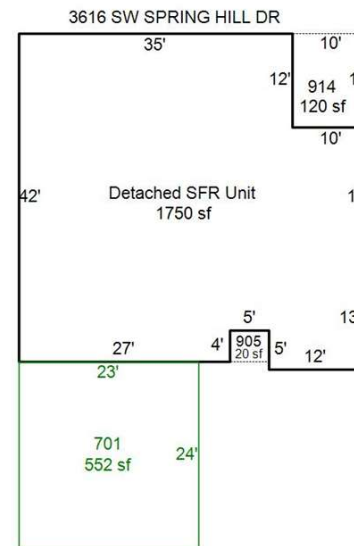
Dwelling RCN: 437,830  
 Percent Good: 83  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 363,400  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 30,870  
 Cost Building: 363,400  
 Cost Total: 394,270  
 Income Value: 0  
 Market Value: 343,800  
 MRA Value: 355,200  
 Weighted Estimate: 347,200

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 30,870  
 Building Value: 304,590  
 Final Value: 335,460  
 Prior Value: 328,880



**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	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,750			
644-Double 1-Story Fireplace	1			
701-Attached Garage	552			
736-Garage Finish, Attached	552			
801-Total Basement Area	1,750			
803-Partition Finish Area	1,600			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
901-Open Slab Porch	120		3.00	1998
903-Wood Deck	458		3.00	1998
905-Raised Slab Porch with Roof	20			
914-Enclosed Wood Deck, Knee Wall w/Panels	120			