

## SNCAMA Property Record Card

Parcel ID: 089-148-33-0-00-01-002.07-0

Quick Ref: R66589

Tax Year: 2025

Run Date: 7/16/2025 1:14:10 AM

## OWNER NAME AND MAILING ADDRESS

SNETHEN, DUSTY D &amp; MELISSA R

5310 SW TIMBER RIDGE LN  
TOPEKA, KS 66610

## PROPERTY SITUS ADDRESS

5310 SW TIMBER RIDGE LN  
Topeka, KS 66610

## 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:** RR1  
**Neighborhood:** 594.0 594.0 - SW 10TH-61ST, AL  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 600-600

## TRACT DESCRIPTION

TIMBER RIDGE SUB , BLOCK A , Lot 2 , BLK A  
LOT 2 SECTION 33 TOWNSHIP 12 RANGE 15

Image Date: 06/07/2022

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Underground - 2  
**Access:** Paved Road - 1  
**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
06/30/2022	8:34 AM	VI	VI	TKS		
06/03/2022	12:55 PM	1	S	TKS	DUSTY SNETHEN	1
08/09/2017	9:00 AM	VI	VI	KMM		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13-0471	190,000	Dwelling	12/09/2013	C	100

## 2025 APPRAISED VALUE

## 2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	31,920	364,580	396,500
<b>Total</b>	31,920	364,580	396,500

## 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			75	212	1.12	N	200						102	150.00	120.00	50.00	50.00	31,920

Total Market Land Value 31,920

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 4.00-GD  
**Year Blt:** **Est:**  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:**  
**Main Floor Living Area:**  
**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:** 15-Walkout Ranch  
**Bsmt Type:** 5-Walkout - 5  
**Total Rooms:** **Bedrooms:**  
**Family Rooms:**  
**Full Baths:** **Half Baths:**  
**Garage Cap:**  
**Foundation:** Concrete - 2

## IMPROVEMENT COST SUMMARY

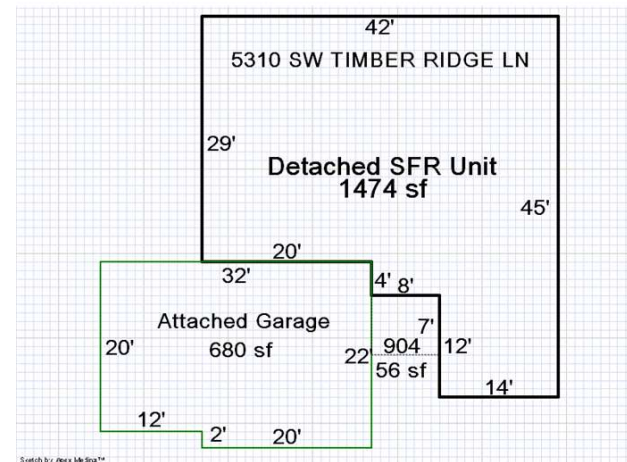
**Dwelling RCN:** 399,800  
**Percent Good:** 92  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 367,820  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 31,920  
**Cost Building:** 367,820  
**Cost Total:** 399,740  
**Income Value:** 0  
**Market Value:** 418,600  
**MRA Value:** 409,500  
**Weighted Estimate:** 421,500

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 31,920  
**Building Value:** 380,440  
**Final Value:** 412,360  
**Prior Value:** 396,500



## 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	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,474			
701-Attached Garage	680			
736-Garage Finish, Attached	680			
801-Total Basement Area	1,474			
803-Partition Finish Area	874			
901-Open Slab Porch	120			

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	120			
904-Slab Porch with Roof	56			