

SNCAMA Property Record Card

Parcel ID: 089-148-33-0-00-01-015.00-0

Quick Ref: R66639

Tax Year: 2025

Run Date: 7/16/2025 2:25:12 AM

OWNER NAME AND MAILING ADDRESS

MENKE, SHAWN D & KELLY A

5620 SW WANAMAKER RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

5620 SW WANAMAKER RD
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: / 020
Tax Unit Group: 600-600

TRACT DESCRIPTION

S33, T12, R15, ACRES 2.86, 33-12-15 N 200 OF
S 647 OF W 660 OF NW 1/4, LESS ROW

Image Date: 10/20/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/19/2023	2:45 PM	5	S	TKS		
09/12/2022	1:18 PM	VI	VI	TKS		
09/15/2020	10:45 AM	5	S	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	50.640	368.060	418.700
Total	50.640	368.060	418.700

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
Acre	1-Primary Site - 1		2.86				P	125						46	1.00	36,000.00	3,500.00	3,500.00	53,140

Total Market Land Value 53,140

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two 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: VG / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

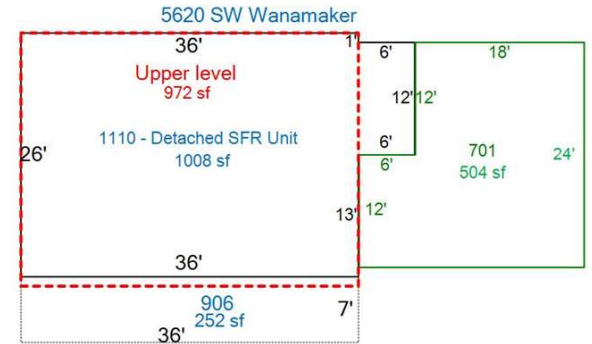
Dwelling RCN: 371,430
Percent Good: 83
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 308,290
Other Improvement RCN: 32,230
Other Improvement Value: 7,710

CALCULATED VALUES

Cost Land: 53,140
Cost Building: 316,000
Cost Total: 369,140
Income Value: 0
Market Value: 438,500
MRA Value: 437,400
Weighted Estimate: 431,100

FINAL VALUES

Value Method: OVR
Land Value: 53,140
Building Value: 369,760
Final Value: 422,900
Prior Value: 418,700



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2018			192	56	6	16 X 12	1.00	3	3					4,490	75	3,360
2		133-Prefabricated Storage Shed	D	2.33	1	1971			80		8		1.00	4	3					2,850	39	1,110
3		163-Site Improvements	D	2.33	1	2012			10		8		1.00	4						24,900	13	3,240

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		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	1,980			
701-Attached Garage	504			
736-Garage Finish, Attached	504			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	936			
803-Partition Finish Area	812			
901-Open Slab Porch	112			
901-Open Slab Porch	448			
903-Wood Deck	263			
906-Wood Deck with Roof	252			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
3	6606012-Residential Pool, Vinyl Linec	512					2012

