

SNCAMA Property Record Card

Parcel ID: 089-077-36-0-00-01-009.00-0

Quick Ref: R5541

Tax Year: 2026

Run Date: 4/11/2026 7:22:26 AM

OWNER NAME AND MAILING ADDRESS

SLY, RANDY WAYNE

1135 SW WEST UNION RD
TOPEKA, KS 66615

PROPERTY SITUS ADDRESS

1135 SW WEST UNION RD
Topeka, KS 66615

LAND BASED CLASSIFICATION SYSTEM

Function: 9050 Farming / ranch **Sfx:** 0
Activity: 8100 Farming, plowing, tilling, harv
Ownership: 1100 Private-fee simple
Site: 3200 Dev Site - crops, arazing etc

GENERAL PROPERTY INFORMATION

Prop Class: F Farm Homesite - F
Living Units: 1
Zoning: RA1
Neighborhood: 694.0 694.0 - ROSSVILLE USD3
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 552-552

TRACT DESCRIPTION

S36 , T11 , R13 , E 1/2 OF SE 1/4 SW 1/4 LESS ROW



Image Date: 08/06/2025

PROPERTY FACTORS

Topography: Above Street - 2, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Semi Improved Road - 2
Fronting: Secondary Street - 3
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
07/22/2025	10:11 AM	VI	VI	KMM		
07/06/2023	8:11 AM	A	Ag	KMM		
06/30/2021	7:57 AM	A	Ag	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
12-0060	1	Mobile Home Demolition	02/28/2012	C	100
C0146	27,000	Dwelling Addition	04/12/2004	C	100
C0614	5,000		11/14/2001	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
A	5.580	7.840	13.420
F	23.060	189.510	212.570
Total	28.640	197.350	225.990

2025 APPRAISED VALUE

Cls	Land	Building	Total
A	5.680	7.930	13.610
F	21.970	180.480	202.450
Total	27.650	188.410	216.060

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		1.46											6	1.00	22,000.00	2,300.00	2,300.00	23,060

Total Market Land Value 23,060

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1979 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,664
 Main Floor Living Area: 1,664
 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: 15-Walkout Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 7 Bedrooms: 4
 Family Rooms: 1
 Full Baths: 2 Half Baths: 1
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 259,620
 Percent Good: 77
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 199,910
 Other Improvement RCN: 28,980
 Other Improvement Value: 6,670

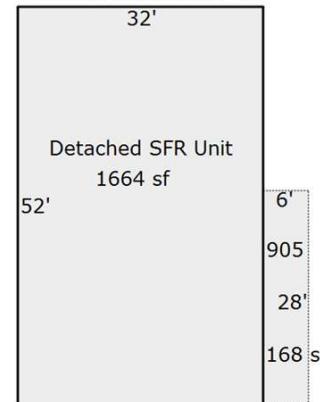
CALCULATED VALUES

Cost Land: 23,060
 Cost Building: 206,580
 Cost Total: 229,640
 Income Value: 0
 Market Value: 245,700
 MRA Value: 229,600
 Weighted Estimate: 247,300

FINAL VALUES

Value Method: IDXVAL
 Land Value: 28,640
 Building Value: 197,350
 Final Value: 225,990
 Prior Value: 216,060

1135 SW West Union Rd



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1979			768	112	8	032 X 24	1	2	3					28,980	23	6,670

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	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,664			
801-Total Basement Area	768			
803-Partition Finish Area	636			
901-Open Slab Porch	384	3.00		2006
903-Wood Deck	256	3.00		1979

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	168			

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AGRICULTURAL LAND											
Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
DR	6.49	3891				0.00			392	392	2,540
DR	2.97	4743				0.00			233	233	690
DR	4.42	7303				0.00			445	445	1,970
NG	3.41	7303				0.00			112	112	380

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	21,560
Eco Adj:	100
Other Improvement Value:	7,840

AG LAND SUMMARY

Dry Land Acres:	13.88
Irrigated Acres:	0.00
Native Grass Acres:	3.41
Tame Grass Acres:	0.00
Total Ag Acres:	17.29
Total Ag Use Value:	5,580
Total Ag Mkt Value:	39,770

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		124-Lean-to, Farm Utility	D	1.00	1	1998			72	34	10	009 X 08	1	3	3				A	1,210	10	120
2		479-Farm Utility Storage Shed	P	1.00	1	1987			1,350	150	8	045 X 30	1	3	3				A	10,560	35	3,700
3		477-Farm Utility Building	P	1.00	1	2001			930	122	14	031 X 30	1	3	3				A	9,790	41	4,020

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	910-Single -Wall-Boards on Wood		100				
2	649-No HVAC						
2	918-Single -Metal on Wood Frame		100				
3	649-No HVAC						
3	918-Single -Metal on Wood Frame		100				

