

SNCAMA Property Record Card

Parcel ID: 089-091-02-0-20-06-010.00-0

Quick Ref: R7127

Tax Year: 2026

Run Date: 9/3/2025 1:34:40 PM

OWNER NAME AND MAILING ADDRESS

NUGENT, MICHEAL W & LINDSEY S

3900 NW 44TH TER
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3900 NW 44TH TER
Topeka, KS 66618

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: 180.1 180.1 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 301-301

TRACT DESCRIPTION

WOODGATE SUB # 5 , BLOCK A , Lot 1 , BLK A
LOT 1 WOODGATE SUB #5 SECTION 02
TOWNSHIP 11 RANGE 15



Image Date: 07/26/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
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
07/20/2024	11:29 AM	VI	VI	KMM		
06/07/2023	1:25 PM	5	S	KMM		
07/02/2019	1:00 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0099	8,000	Garage	03/11/1994	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	24.650	335.750	360.400
Total	24.650	335.750	360.400

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	3-Irregular Lot - 3			138	162	1.04								122	150.00	160.00	25.00	25.00	24.650

Total Market Land Value 24,650

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1982 Est: Yes

Eff Year: Link:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,610

Main Floor Living Area: 1,610

Upper Floor Living Area Pct:

CDU: GD

CDU Reason:

Phys/Func/Econ: GD / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmnt Type: 4-Full - 4

Total Rooms: 7 Bedrooms: 3

Family Rooms: 1

Full Baths: 2 Half Baths:

Garage Cap: 3

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 359,690

Percent Good: 82

Mkt Adj: 100 Eco Adj: 100

Building Value: 294,940

Other Improvement RCN: 23,580

Other Improvement Value: 10,610

CALCULATED VALUES

Cost Land: 24,650

Cost Building: 305,550

Cost Total: 330,200

Income Value: 0

Market Value: 365,500

MRA Value: 366,500

Weighted Estimate: 365,400

FINAL VALUES

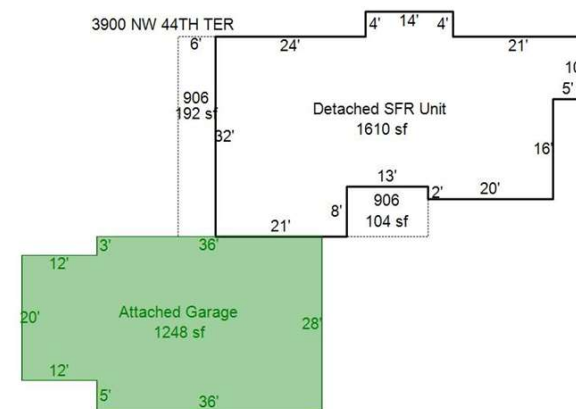
Value Method: IDXVAL

Land Value: 24,650

Building Value: 346,560

Final Value: 371,210

Prior Value: 360,400



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		152-Residential Garage - Detach	D	1.00	1	1994			864	120	8	036 X 24	1	3	3					23,580	45	10,610

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	1,610			
641-Single 1-Story Fireplace	1			
701-Attached Garage	1,248			
736-Garage Finish, Attached	1,248			
801-Total Basement Area	1,610			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	772			
903-Wood Deck	568	3.00		1986
906-Wood Deck with Roof	104			
906-Wood Deck with Roof	192			