

SNCAMA Property Record Card

Parcel ID: 089-091-12-0-40-04-009.01-0

Quick Ref: R7876

Tax Year: 2026

Run Date: 6/26/2025 11:46:16 PM

OWNER NAME AND MAILING ADDRESS

SALYER, RICK A

3340 NW DAWDY CT
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3340 NW DAWDY CT
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: R1
Neighborhood: 185.3 185.3 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 007-007

TRACT DESCRIPTION

FOREST HILLS ESTATES # 3 , BLOCK A , Lot
1 , BLK A LOT 1 SECTION 12 TOWNSHIP 11
RANGE 15

Image Date: 08/01/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Cul-De-Sac - 6
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
07/24/2024	1:38 PM	VI	VI	KMM		
06/07/2023	11:20 AM	6	P	KMM		
11/21/2022	2:14 PM	6	P	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
22-5347	235,000	Dwelling	08/29/2022	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	29,250	354,450	383,700
Total	29,250	354,450	383,700

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	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		90	127	0.99	5	125						24	87.00	270.00	50.00	50.00	29,250

Total Market Land Value 29,250

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.33-GD+
Year Blt: 2022 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,636
Main Floor Living Area: 1,636
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: 02-Ranch
Bsmt Type: 1-Slab - 1
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap: 3
Foundation: None - 1

IMPROVEMENT COST SUMMARY

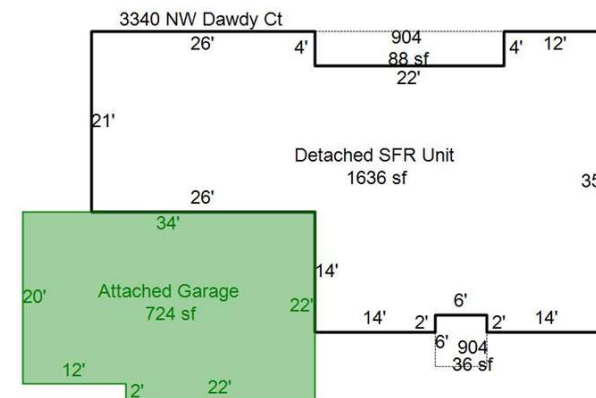
Dwelling RCN: 321,450
Percent Good: 94
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 302,160
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 29,250
Cost Building: 302,160
Cost Total: 331,410
Income Value: 0
Market Value: 372,600
MRA Value: 381,600
Weighted Estimate: 386,600

FINAL VALUES

Value Method: PRIOR
Land Value: 29,250
Building Value: 354,450
Final Value: 383,700
Prior Value: 383,700



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	10			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,636			
701-Attached Garage	724			
736-Garage Finish, Attached	724			
904-Slab Porch with Roof	36			
904-Slab Porch with Roof	88			