

## SNCAMA Property Record Card

Parcel ID: 089-097-35-0-30-04-002.00-0

Quick Ref: R11410

Tax Year: 2026

Run Date: 7/16/2025 3:46:40 AM

## OWNER NAME AND MAILING ADDRESS

KEARNEY, SHAWN &amp; GREGORY

3411 SW 10TH AVE  
TOPEKA, KS 66604

## PROPERTY SITUS ADDRESS

3411 SW 10TH AVE  
Topeka, KS 66604

## 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:** 167.2 167.2 - SW MCALISTER-C  
**Economic Adj. Factor:**  
**Map / Routing:** F05 /  
**Tax Unit Group:** 001-001

## PROPERTY FACTORS

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1  
**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:**



Image Date: 09/27/2021

## INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/21/2021	8:43 AM	VI	VI	SJN		
09/21/2021	8:43 AM	8	QC	TKS		
06/23/2021	9:20 AM	6	S	SJN		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.660	177.280	185.940
<b>Total</b>	<b>8.660</b>	<b>177.280</b>	<b>185.940</b>

Not Yet Available

## TRACT DESCRIPTION

PARKE PLACE ADDN BLOCK 1 , Lot 42 ,  
TENTH AVE LOT 42 55FT X 127FT PLAT OF  
BLK 1 PARK PLACE ADD SECTION 35  
TOWNSHIP 11 RANGE 15

## 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			55	127	0.99								109	60.00	150.00	50.00	50.00	8.660

Total Market Land Value 8,660

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 5-1 1/2 Story Finished  
**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:** GD+ / /  
**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

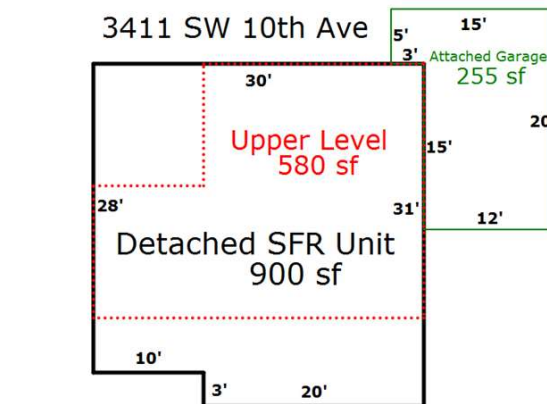
**Dwelling RCN:** 225,280  
**Percent Good:** 71  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 159,950  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

## CALCULATED VALUES

**Cost Land:** 8,660  
**Cost Building:** 159,950  
**Cost Total:** 168,610  
**Income Value:** 0  
**Market Value:** 190,800  
**MRA Value:** 189,600  
**Weighted Estimate:** 189,800

## FINAL VALUES

**Value Method:** IDXVAL  
**Land Value:** 8,660  
**Building Value:** 182,860  
**Final Value:** 191,520  
**Prior Value:** 185,940



Sketch by Apex Media™

## DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,480			
642-Single 2-Story Fireplace	1			
701-Attached Garage	255			
801-Total Basement Area	900			
901-Open Slab Porch	297		3.00	2005