

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-30-16-008.00-0

Quick Ref: R11627

Tax Year: 2026

Run Date: 6/16/2026 7:56:07 PM

OWNER NAME AND MAILING ADDRESS

CROFT. CHRISTOPHER D & CONNIE

8909 W 148TH TER
OVERLAND PARK. KS 66221-9361

PROPERTY SITUS ADDRESS

3131 SW DORR ST
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



Image Date: 02/21/2023

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
02/20/2023	3:05 PM	1	S	SJN	CONNIE	1
09/20/2021	2:18 PM	VI	VI	SJN		
09/20/2021	2:18 PM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	8.330	132.120	140.450
Total	8.330	132.120	140.450

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.330	126.720	135.050
Total	8.330	126.720	135.050

TRACT DESCRIPTION

WASHBURN PLACE ADDN TO, S35, T11, R15,
Lot 3129 +, DORR WAS HOPE AVE LOTS 3129-
3131 WASHBURN PLACE ADD A 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			50	125	0.98								109	60.00	150.00	50.00	50.00	8.330

Total Market Land Value 8,330

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1946 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 800
 Main Floor Living Area: 800
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: AV+ / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 6 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

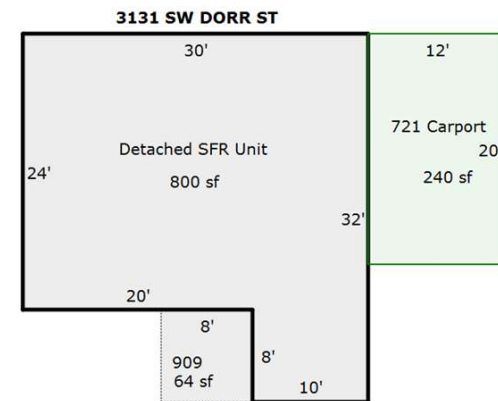
Dwelling RCN: 182,360
 Percent Good: 74
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 134,950
 Other Improvement RCN: 2,860
 Other Improvement Value: 1,000

CALCULATED VALUES

Cost Land: 8,330
 Cost Building: 135,950
 Cost Total: 144,280
 Income Value: 0
 Market Value: 156,800
 MRA Value: 158,900
 Weighted Estimate: 158,200

FINAL VALUES

Value Method: IDXVAL
 Land Value: 8,330
 Building Value: 132,120
 Final Value: 140,450
 Prior Value: 135,050



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		133-Prefabricated Storage Shed	D	2.00	1	1965			90		8		1	3						2,860	35	1,000

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	800			
721-Carport, Flat Roof	240			
801-Total Basement Area	800			
803-Partition Finish Area	720			
901-Open Slab Porch	440			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
904-Slab Porch with Roof	156		1.00	1970
909-Enclosed Porch, Solid Walls	64			