

SNCAMA Property Record Card

Parcel ID: 089-098-34-0-20-02-020.00-0

Quick Ref: R15770

Tax Year: 2026

Run Date: 4/4/2026 5:37:24 PM

**OWNER NAME AND MAILING ADDRESS**

STANDISH, SUSAN M & BRETE A

635 SW MORNINGSIDE RD  
TOPEKA, KS 66606

**PROPERTY SITUS ADDRESS**

635 SW MORNINGSIDE RD  
Topeka, KS 66606

**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:** 160.0 160.0 - SW 6 ST - 12 ST, F  
**Economic Adj. Factor:**  
**Map / Routing:** E03 / 010RS  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

MCNEILL HEIGHTS , BLOCK A , Lot 6 ,  
MORNINGSIDE RD BLK A LOT 6 MCNEILL  
HEIGHTS SUB SECTION 34 TOWNSHIP 11  
RANGE 15



Image Date: 11/05/2021

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Sidewalk - 6  
**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
09/29/2021	10:16 AM	VI	VI	RBR		
07/06/2021	9:35 AM	1	P	RBR	SUSAN STANDISH	1
03/20/2019	9:30 AM	1	S	RBR	BRETE STANDISH	1

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
21-2598	5,594	Foundation /Footing	02/08/2021	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	13.140	241.040	254.180
<b>Total</b>	13.140	241.040	254.180

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	13.140	228.940	242.080
<b>Total</b>	13.140	228.940	242.080

**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			72	160	0.90								48	100.00	160.00	50.00	50.00	13.140

Total Market Land Value 13,140

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1971 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,486  
**Main Floor Living Area:** 1,486  
**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:** 15-Walkout Ranch  
**Bsmt Type:** 5-Walkout - 5  
**Total Rooms:** 6 **Bedrooms:** 4  
**Family Rooms:**  
**Full Baths:** 3 **Half Baths:**  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

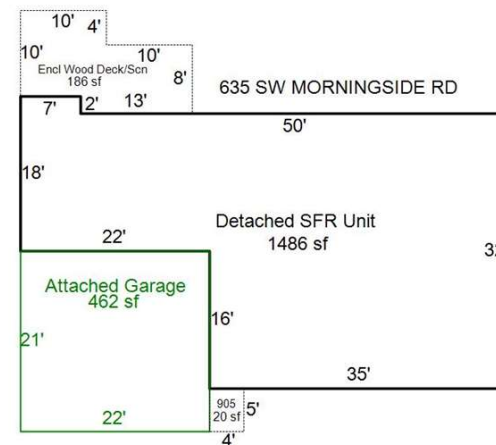
**Dwelling RCN:** 314,740  
**Percent Good:** 80  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 251,790  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 13,140  
**Cost Building:** 251,790  
**Cost Total:** 264,930  
**Income Value:** 0  
**Market Value:** 265,000  
**MRA Value:** 265,200  
**Weighted Estimate:** 266,100

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 13,140  
**Building Value:** 241,040  
**Final Value:** 254,180  
**Prior Value:** 242,080



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		2018
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,486			
644-Double 1-Story Fireplace	1			
701-Attached Garage	462			
736-Garage Finish, Attached	462			
801-Total Basement Area	1,472			
802-Minimal Finish Area	544			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
803-Partition Finish Area	608			
901-Open Slab Porch	168	2.00		1975
901-Open Slab Porch	192	3.00		1979
905-Raised Slab Porch with Roof	20			
913-Enclosed Wood Deck, Screened Walls	186			