

SNCAMA Property Record Card

Parcel ID: 089-102-09-0-20-09-002.00-0

Quick Ref: R17022

Tax Year: 2026

Run Date: 7/16/2025 4:31:56 AM

OWNER NAME AND MAILING ADDRESS

HEDRICK. BRYAN & MILLER. REBECCA

3620 NE ROCKAWAY TRL
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

3620 NE ROCKAWAY TRL
Topeka, KS 66617

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: 185.4 185.4 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 328-328

TRACT DESCRIPTION

NORTH HOLIDAY PARK (#1), S09, T11, R16,
BLOCK A, Lot 8, ROCKAWAY TR BLK A LOT 8
NORTH HOLIDAY PARK SUB NO 1 SECTION 09
TOWNSHIP 11 RANGE 16



Image Date: 08/22/2024

PROPERTY FACTORS

Topography: Above Street - 2
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Dead End - 7
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
08/15/2024	10:40 AM	VI	VI	KMM		
06/08/2022	2:15 PM	1	S	KMM	REBECCA BEDRICK	1
08/06/2019	12:09 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	21.580	185.660	207.240
Total	21.580	185.660	207.240

Not Yet Available

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			90	160	1.09								86	90.00	220.00	15.00	15.00	21.580

Total Market Land Value 21,580

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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: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: AV-
CDU Reason:
Phys/Func/Econ: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 17-Raised Ranch
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

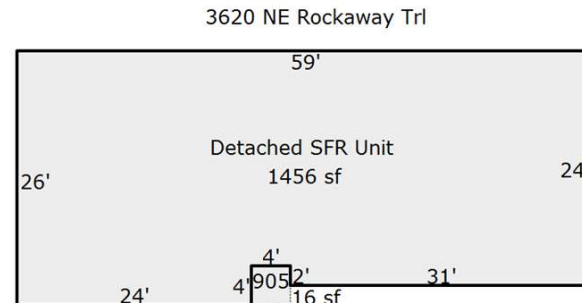
Dwelling RCN: 264,040
Percent Good: 66
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 174,270
Other Improvement RCN: 23,630
Other Improvement Value: 7,320

CALCULATED VALUES

Cost Land: 21,580
Cost Building: 181,590
Cost Total: 203,170
Income Value: 0
Market Value: 218,100
MRA Value: 229,100
Weighted Estimate: 215,900

FINAL VALUES

Value Method: IDXVAL
Land Value: 21,580
Building Value: 191,880
Final Value: 213,460
Prior Value: 207,240



Sketch by Apex Media™

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1978			576	96	8	024 X 24	1	3	3					23,630	31	7,320

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,456			
801-Total Basement Area	1,456			
803-Partition Finish Area	550			
806-Basement Garage, Double	1			
901-Open Slab Porch	225		3.00	1971

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	192		3.00	1998
905-Raised Slab Porch with Roof	16			