

SNCAMA Property Record Card

Parcel ID: 089-102-09-0-20-09-005.00-0

Quick Ref: R17025

Tax Year: 2026

Run Date: 7/16/2025 4:31:57 AM

OWNER NAME AND MAILING ADDRESS

GODFREDSON, BRAIDEN R & RAMIREZ, .

3540 NE ROCKAWAY TRL
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

3540 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 5, ROCKAWAY TR BLK A LOT 5
NORTH HOLIDAY PARK SUB NO 1 SECTION 09
TOWNSHIP 11 RANGE 16



Image Date: 08/22/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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	10:44 AM	VI	VI	KMM		
11/04/2021	1:16 PM	5	S	KMM		
08/06/2019	12:07 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	21.580	171.420	193.000
Total	21.580	171.420	193.000

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: 12-Bi-level
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: 01-Bi-Level
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 236,300
Percent Good: 74
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 174,860
Other Improvement RCN: 2,790
Other Improvement Value: 980

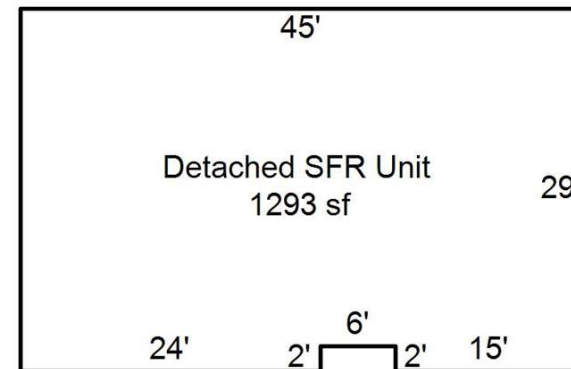
CALCULATED VALUES

Cost Land: 21,580
Cost Building: 175,840
Cost Total: 197,420
Income Value: 0
Market Value: 205,000
MRA Value: 202,800
Weighted Estimate: 209,100

FINAL VALUES

Value Method: IDXVAL
Land Value: 21,580
Building Value: 177,210
Final Value: 198,790
Prior Value: 193,000

3540 NE ROCKAWAY TRL



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		133-Prefabricated Storage Shed	D	2.00	1	1990			96	40	7	8 X 12	1.00	3	3					2,790	35	980

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	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,293			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	1,215			
802-Minimal Finish Area	405			
806-Basement Garage, Double	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	196			