

SNCAMA Property Record Card

Parcel ID: 089-103-08-0-20-01-028.00-0

Quick Ref: R17763

Tax Year: 2026

Run Date: 7/2/2025 1:56:39 AM

OWNER NAME AND MAILING ADDRESS

BRIAN. DAVIK & WATKINS. COURTNEY

3603 N KANSAS AVE
TOPEKA, KS 66617

PROPERTY SITUS ADDRESS

3603 N KANSAS AVE
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: 185.2 185.2 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 0200T
Tax Unit Group: 301-301

TRACT DESCRIPTION

STEWART SUB , Lot 5 , N KANS AVE LOT 5
STEWART SUB SECTION 08 TOWNSHIP 11
RANGE 16



Image Date: 09/04/2024

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: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/23/2024	10:29 AM	VI	VI	KMM		
05/21/2024	11:53 AM	LG	S	KMM		
07/08/2019	1:29 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	14,560	163,940	178,500
Total	14,560	163,940	178,500

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	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		100	220	1.04								126	100.00	140.00	25.00	25.00	14,560

Total Market Land Value 14,560

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.00-AV

Year Blt: 1962 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,234

Main Floor Living Area: 1,234

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: 02-Ranch

Bsmt Type: 2-Crawl - 2

Total Rooms: 5 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths:

Garage Cap: 1

Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 186,420

Percent Good: 71

Mkt Adj: 100 Eco Adj: 100

Building Value: 132,360

Other Improvement RCN: 13,490

Other Improvement Value: 2,830

CALCULATED VALUES

Cost Land: 14,560

Cost Building: 135,190

Cost Total: 149,750

Income Value: 0

Market Value: 177,500

MRA Value: 177,500

Weighted Estimate: 178,700

FINAL VALUES

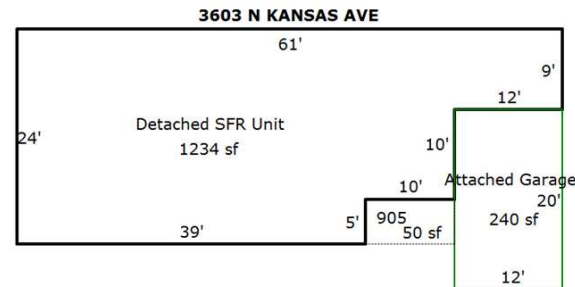
Value Method: MKT

Land Value: 14,560

Building Value: 162,940

Final Value: 177,500

Prior Value: 178,500



OTHER BUILDING IMPROVEMENTS

No.	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	1.00	1	1962			384	80	8	024 X 16	1	2	3					13,490	21	2,830

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	1,234			
701-Attached Garage	240			
903-Wood Deck	220	3.00	1993	
903-Wood Deck	88	3.00	1993	
905-Raised Slab Porch with Roof	50			