

SNCAMA Property Record Card

Parcel ID: 089-131-12-0-30-07-005.00-0

Quick Ref: R29883

Tax Year: 2026

Run Date: 6/4/2026 12:22:36 PM

**OWNER NAME AND MAILING ADDRESS**

BOUCHER, DEAN P & JEANETTE

2735 SE CUVIER ST  
TOPEKA, KS 66605

**PROPERTY SITUS ADDRESS**

2735 SE CUVIER ST  
Topeka, KS 66605

**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:** 190.2 190.2 - N. 23/S. 29/E. TEC  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 351-351

**TRACT DESCRIPTION**

MYERS PEAK EST BLK EFG&H, S12, T12, R16,  
BLOCK E, Lot 2, CUVIER ST BLK E LOT 2  
MYERS PEAK ESTATES PART OF BLKS E F G &  
H SECTION 12 TOWNSHIP 12 RANGE 16

**MISCELLANEOUS IMPROVEMENT VALUES**

Class	Value	Reason Code

**NEW CONSTRUCTION**

Class	Value	Reason Code



Image Date: 09/01/2023

**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
08/31/2023	8:23 AM	VI	VI	JRS		
12/12/2018	12:10 PM	1	P	JRS	PHILIP HERSHBERGER	1
08/29/2018	12:45 PM	1	S	MRH	PHILIP HERSHBERGER	1

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
JRS19	1	Interior Remodel	09/10/2018	C	100
91459	35,900		11/13/1991	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	17.390	253.670	271.060
<b>Total</b>	<b>17.390</b>	<b>253.670</b>	<b>271.060</b>

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	17.390	240.760	258.150
<b>Total</b>	<b>17.390</b>	<b>240.760</b>	<b>258.150</b>

**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			150	174	1.07								64	100.00	150.00	25.00	25.00	17.390

Total Market Land Value 17,390

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.67-AV-  
**Year Blt:** 1965 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,840  
**Main Floor Living Area:** 1,840  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**CDU Reason:** ER  
**Phys/Func/Econ:** GD+ / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 3-Partial - 3  
**Total Rooms:** 8 **Bedrooms:** 3  
**Family Rooms:** 1  
**Full Baths:** 2 **Half Baths:** 1  
**Garage Cap:** 2  
**Foundation:** Block - 3

**IMPROVEMENT COST SUMMARY**

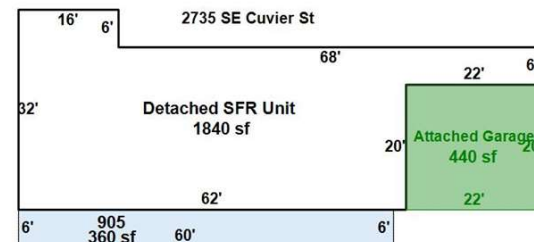
**Dwelling RCN:** 288,410  
**Percent Good:** 79  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 227,840  
**Other Improvement RCN:** 7,000  
**Other Improvement Value:** 2,450

**CALCULATED VALUES**

**Cost Land:** 17,390  
**Cost Building:** 230,290  
**Cost Total:** 247,680  
**Income Value:** 0  
**Market Value:** 298,300  
**MRA Value:** 284,300  
**Weighted Estimate:** 305,200

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 17,390  
**Building Value:** 253,670  
**Final Value:** 271,060  
**Prior Value:** 258,150



**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	1991			312	76	8	26 X 12	1	3	3					7,000	35	2,450

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		50		
108-Frame, Siding, Wood		50		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,840			
701-Attached Garage	572			
736-Garage Finish, Attached	572			
801-Total Basement Area	512			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
903-Wood Deck	160			
905-Raised Slab Porch with Roof	360			