

SNCAMA Property Record Card

Parcel ID: 089-134-17-0-40-06-013.00-0

Quick Ref: R37648

Tax Year: 2026

Run Date: 10/13/2025 2:07:31 PM

OWNER NAME AND MAILING ADDRESS

CHRISTENBERRY. SARAH & MICHAEL

3600 SE COLORADO AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

3600 SE COLORADO AVE
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: R1
Neighborhood: 140.1 140.1 - NEWCASTLE EST
Economic Adj. Factor:
Map / Routing: L12 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

COWDIN SUB , BLOCK C , Lot 1 , SE
COLORADO BLK C LOT 1 COWDIN SUB
SECTION 17 TOWNSHIP 12 RANGE 16



Image Date: 01/02/2025

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
01/02/2025	10:55 AM	1	P	EMA	SARAH CHRISTENBERRY	1
09/06/2024	10:58 AM	VI	VI	EMA		
09/06/2024	10:58 AM	8	QC	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
24-7910	14,419	Interior Remodel	11/05/2024	CN	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	12.880	175.580	188.460
Total	12.880	175.580	188.460

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			100	125	0.92								22	100.00	140.00	25.00	25.00	12.880

Total Market Land Value 12,880

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1983 **Est:** Yes
Eff Year: **Link:**
MS Style: 12-Bi-level
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,094
Main Floor Living Area: 1,094
Upper Floor Living Area Pct:
CDU: AV-
CDU Reason:
Phys/Func/Econ: GD / /
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: 6 **Bedrooms:** 2
Family Rooms: 1
Full Baths: 1 **Half Baths:** 2
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 220,980
Percent Good: 70
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 154,690
Other Improvement RCN: 3,330
Other Improvement Value: 1,830

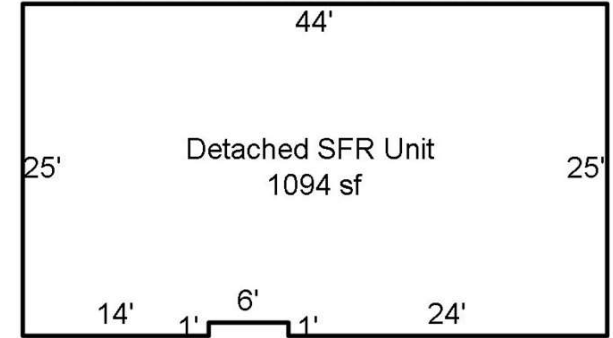
CALCULATED VALUES

Cost Land: 12,880
Cost Building: 156,520
Cost Total: 169,400
Income Value: 0
Market Value: 192,300
MRA Value: 187,000
Weighted Estimate: 194,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 12,880
Building Value: 183,120
Final Value: 196,000
Prior Value: 188,460

3600 SE COLORADO AVE



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 Shec	D	2.00	1	2010			120	44	8	10 X 12	1.00	3	3					3,330	55	1,830

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		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	1,094			
801-Total Basement Area	1,056			
803-Partition Finish Area	552			
806-Basement Garage, Double	1			
903-Wood Deck	110		1.00	