

SNCAMA Property Record Card

Parcel ID: 089-135-16-0-40-12-006.00-0

Quick Ref: R41234

Tax Year: 2026

Run Date: 4/4/2026 1:53:46 PM

OWNER NAME AND MAILING ADDRESS

PJ ENTERPRISES LLC

3626 SE TECUMSEH RD
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

3511 SE ISLAND CIR
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: 140.0 140.0 - ROLLING MEADO
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 010-010

TRACT DESCRIPTION

SHAWNEE LAKE SUB C BLK G, S16, T12, R16,
BLOCK G, Lot 4, ISLAND CIRCLE BLK G LOT 4
REPLAT BLK G SHAWNEE LAKE SUB C
SECTION 16 TOWNSHIP 12 RANGE 16



Image Date: 10/21/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
Fronting: Residential Lane - 5
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
10/21/2025	10:40 AM	6	S	JRS		
09/26/2023	1:27 PM	VI	VI	JRS		
08/16/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	13.570	159.830	173.400
Total	13.570	159.830	173.400

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	13.570	120.770	134.340
Total	13.570	120.770	134.340

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	3-Irregular Lot - 3			113	106	0.84								143	150.00	120.00	50.00	50.00	13.570

Total Market Land Value 13,570

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1968 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,272
 Main Floor Living Area: 1,272
 Upper Floor Living Area Pct:
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: AV- / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 1-Slab - 1
 Total Rooms: 6 Bedrooms: 3
 Family Rooms: 1
 Full Baths: 1 Half Baths: 2
 Garage Cap: 2
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

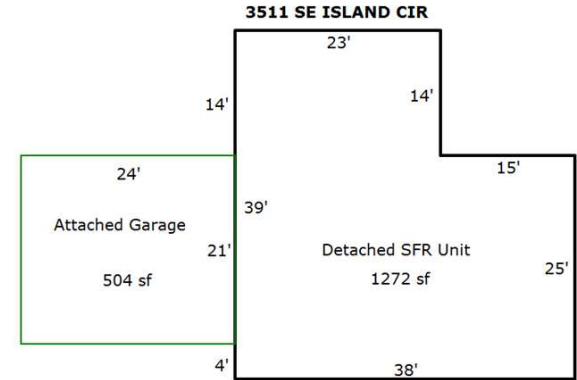
Dwelling RCN: 194,910
 Percent Good: 74
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 144,230
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 13,570
 Cost Building: 144,230
 Cost Total: 157,800
 Income Value: 0
 Market Value: 173,900
 MRA Value: 183,900
 Weighted Estimate: 173,400

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 13,570
 Building Value: 159,830
 Final Value: 173,400
 Prior Value: 134,340



Sketch by Apex Media™

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			
621-Slab on Grade	1,272			
641-Single 1-Story Fireplace	1			
701-Attached Garage	504			
901-Open Slab Porch	336		3.00	1980