

SNCAMA Property Record Card

Parcel ID: 089-136-14-0-10-08-009.00-0

Quick Ref: R41804

Tax Year: 2026

Run Date: 8/2/2025 4:29:15 AM

OWNER NAME AND MAILING ADDRESS

WELLS-SWITZER. TAMMY L & SWITZER. I

3106 SE ARBOR DR
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

3106 SE ARBOR DR
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: 190.0 190.0 - SHAWNEE MEADOWS
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

TRACT DESCRIPTION

SHAWNEE MEADOWS SOUTH #2, S14, T12,
R16, BLOCK D, Lot 21, ARBOR DR BLK D LOT
21 SHAWNEE MEADOWS SOUTH SUB #2
SECTION 14 TOWNSHIP 12 RANGE 16



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
09/01/2023	12:08 PM	VI	VI	JRS		
05/22/2019	11:35 AM	5	S	JRS		
08/29/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
LMJ05	1	Interior Remodel	02/24/2005	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	16.320	218.940	235.260
Total	16.320	218.940	235.260

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	137	1.02								103	100.00	160.00	60.00	60.00	16.320

Total Market Land Value 16,320

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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: 1-One Story
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: 02-Ranch
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

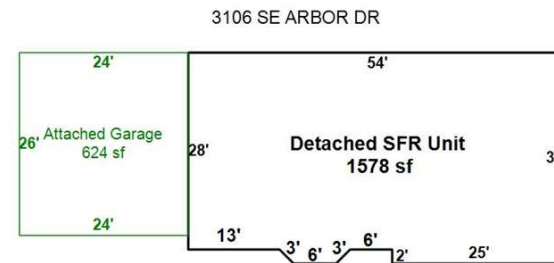
Dwelling RCN: 284,360
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 213,270
Other Improvement RCN: 24,460
Other Improvement Value: 2,450

CALCULATED VALUES

Cost Land: 16,320
Cost Building: 215,720
Cost Total: 232,040
Income Value: 0
Market Value: 244,300
MRA Value: 239,600
Weighted Estimate: 244,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,320
Building Value: 218,940
Final Value: 235,260
Prior Value: 235,260



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		163-Site Improvements	D	2.00	1	1978			10		8		1	3						24,460	10	2,450

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,578			
641-Single 1-Story Fireplace	1			
701-Attached Garage	624			
736-Garage Finish, Attached	624			
801-Total Basement Area	1,562			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	310		3.00	1973
901-Open Slab Porch	121			
903-Wood Deck	64			

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No.	Code	Units	Pct	Size	Other	Rank	Year
1	6606012-Residential Pool, Vinyl Linec	512					1978

