

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-30-12-029.00-0

Quick Ref: R48056

Tax Year: 2026

Run Date: 4/3/2026 8:52:48 PM

OWNER NAME AND MAILING ADDRESS

MORSE, STEVEN E & ANITA M

1610 SW WITHDEAN RD  
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

1610 SW WITHDEAN RD  
Topeka, KS 66611

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:** 121.0 121.0 - SW 26TH-29TH, J1  
**Economic Adj. Factor:**  
**Map / Routing:** J07 / 020CS  
**Tax Unit Group:** 001-001

TRACT DESCRIPTION

KNOLLWOOD , BLOCK C , Lot 19 , WITHDEAN RD BLK C LOT 19 KNOLLWOOD SECTION 12 TOWNSHIP 12 RANGE 15



Image Date: 09/23/2024

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
09/20/2024	2:45 PM	5	S	SJN		
09/03/2020	9:54 AM	VI	VI	JRS		
07/24/2014	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
14-5309	30,000	Dwelling Addition	03/19/2014	C	100
12-0260	19,000	Dwelling Addition	10/04/2012	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	14.330	263.440	277.770
<b>Total</b>	<b>14.330</b>	<b>263.440</b>	<b>277.770</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	14.330	250.210	264.540
<b>Total</b>	<b>14.330</b>	<b>250.210</b>	<b>264.540</b>

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			98	135	1.02								133	75.00	175.00	40.00	40.00	14.330

Total Market Land Value 14,330

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1953 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,947  
**Main Floor Living Area:** 1,947  
**Upper Floor Living Area Pct:**  
**CDU:** GD  
**CDU Reason:**  
**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:** 4-Full - 4  
**Total Rooms:** 6 **Bedrooms:** 3  
**Family Rooms:** 1  
**Full Baths:** 2 **Half Baths:** 1  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

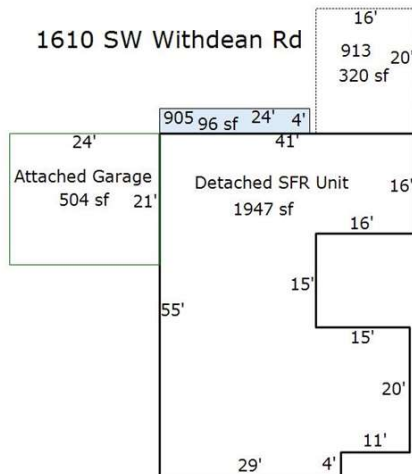
**Dwelling RCN:** 357,870  
**Percent Good:** 76  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 271,980  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

**CALCULATED VALUES**

**Cost Land:** 14,330  
**Cost Building:** 271,980  
**Cost Total:** 286,310  
**Income Value:** 0  
**Market Value:** 277,700  
**MRA Value:** 283,600  
**Weighted Estimate:** 278,700

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 14,330  
**Building Value:** 263,440  
**Final Value:** 277,770  
**Prior Value:** 264,540



**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
621-Slab on Grade	220			
622-Raised Subfloor	1,947			
644-Double 1-Story Fireplace	1			
701-Attached Garage	504			
736-Garage Finish, Attached	504			
801-Total Basement Area	1,947			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
901-Open Slab Porch	261		3.00	
901-Open Slab Porch	240			
905-Raised Slab Porch with Roof	96			
913-Enclosed Wood Deck, Screened Walls	320			