

SNCAMA Property Record Card

Parcel ID: 089-142-03-0-10-17-022.00-0

Quick Ref: R48497

Tax Year: 2026

Run Date: 6/13/2026 8:15:13 PM

**OWNER NAME AND MAILING ADDRESS**

GARCIA, MARTINIANO JR & CARMELLE

1637 SW INDIAN TRL  
TOPEKA, KS 66604

**PROPERTY SITUS ADDRESS**

1637 SW INDIAN TRL  
Topeka, KS 66604

**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:** 126.0 126.0 - SW HUNTOON-17  
**Economic Adj. Factor:**  
**Map / Routing:** G04 / 000RL  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

COWAN'S SUB , Lot 7 , INDIAN TRAIL LOT 7  
COWAN SUB SECTION 03 TOWNSHIP 12  
RANGE 15



Image Date: 09/26/2024

**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 |
|------------|---------|------|--------|-----------|---------|------|
| 09/25/2024 | 1:00 PM | 5    | S      | SJN       |         |      |
| 10/13/2021 | 8:57 AM | VI   | VI     | SJN       |         |      |
| 10/13/2021 | 8:57 AM | 8    | QC     | JRS       |         |      |

**BUILDING PERMITS**

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|--------|------|------------|--------|--------|
|--------|--------|------|------------|--------|--------|

**2026 APPRAISED VALUE**

| Cls          | Land   | Building | Total   |
|--------------|--------|----------|---------|
| R            | 13.520 | 167.340  | 180.860 |
| <b>Total</b> | 13.520 | 167.340  | 180.860 |

**2025 APPRAISED VALUE**

| Cls          | Land   | Building | Total   |
|--------------|--------|----------|---------|
| R            | 13.520 | 160.380  | 173.900 |
| <b>Total</b> | 13.520 | 160.380  | 173.900 |

**MISCELLANEOUS IMPROVEMENT VALUES**

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

**NEW CONSTRUCTION**

| Class | Value | Reason Code |
|-------|-------|-------------|
|-------|-------|-------------|

**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 |      |       | 80     | 135   | 1.06   |      |       |      |       |      |     |     | 148   | 70.00     | 175.00   | 50.00   | 50.00   | 13.520    |

Total Market Land Value 13,520

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1951 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,200  
 Main Floor Living Area: 1,200  
 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: 2-Crawl - 2  
 Total Rooms: 5 Bedrooms: 3  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Concrete - 2

**IMPROVEMENT COST SUMMARY**

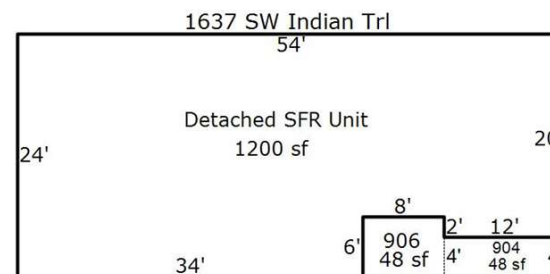
Dwelling RCN: 162,600  
 Percent Good: 75  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 121,950  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 13,520  
 Cost Building: 121,950  
 Cost Total: 135,470  
 Income Value: 0  
 Market Value: 176,800  
 MRA Value: 174,700  
 Weighted Estimate: 179,200

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 13,520  
 Building Value: 167,340  
 Final Value: 180,860  
 Prior Value: 173,900



**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               | 5     |     |         |      |
| 602-Plumbing Rough-ins              | 1     |     |         |      |
| 622-Raised Subfloor                 | 1,200 |     |         |      |
| 648-Direct-Vented, Gas              | 1     |     |         |      |
| 901-Open Slab Porch                 | 448   |     | 3.00    | 1951 |
| 904-Slab Porch with Roof            | 48    |     |         |      |
| 906-Wood Deck with Roof             | 48    |     |         |      |