

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-30-03-003.00-0

Quick Ref: R56669

Tax Year: 2026

Run Date: 4/18/2026 8:40:13 PM

OWNER NAME AND MAILING ADDRESS

KOUPAL, CARL M III & MARY KATHERINE

3615 SW NOTTINGHAM RD  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

3615 SW NOTTINGHAM RD  
Topeka, KS 66614

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: 196.2 196.2 - SHERWOOD LAKE  
Economic Adj. Factor:  
Map / Routing: / 010  
Tax Unit Group: 619-619

TRACT DESCRIPTION

S17, T12, R15, CAP 230.52 N, 213.43 W, SE  
COR, SW 1/4, W 413.98, NE 209.60, E 291.06,  
SELY 210.20 TO POB



Image Date: 12/10/2025

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Underground - 2  
Access: Paved Road - 1  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: Off Street - 1  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/09/2025	3:00 PM	1	S	JRS	MRS KOUPAL	1
09/01/2024	2:51 PM	VI	VI	JRS		
09/25/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0099	1		07/07/1999	C	100
C0308	400,000	Dwelling	06/06/1997	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	158.990	875.410	1,034.400
<b>Total</b>	<b>158.990</b>	<b>875.410</b>	<b>1,034.400</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	158.990	740.680	899.670
<b>Total</b>	<b>158.990</b>	<b>740.680</b>	<b>899.670</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	4-Waterfront - 4			207	368	1.21								134	150.00	800.00	200.00	200.00	158.990

Total Market Land Value 158,990

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 5.00-VG  
 Year Blt: 1997 Est: Link:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 3,510  
 Main Floor Living Area: 3,510  
 Upper Floor Living Area Pct:  
 CDU: VG  
 CDU Reason:  
 Phys/Func/Econ: AV / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Walkout Ranch  
 Bsmt Type: 5-Walkout - 5  
 Total Rooms: 8 Bedrooms: 4  
 Family Rooms: 1  
 Full Baths: 3 Half Baths: 1  
 Garage Cap: 3  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

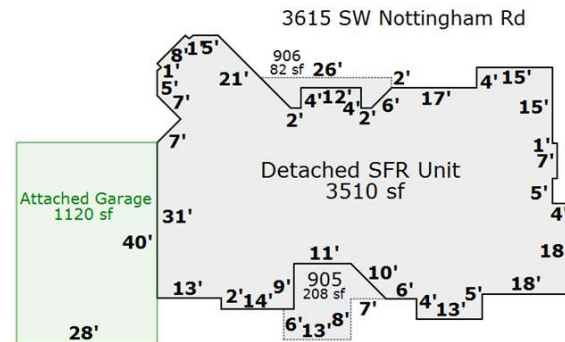
Dwelling RCN: 1,011,230  
 Percent Good: 92  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 930,330  
 Other Improvement RCN: 60,730  
 Other Improvement Value: 5,270

CALCULATED VALUES

Cost Land: 158,990  
 Cost Building: 935,600  
 Cost Total: 1,094,590  
 Income Value: 0  
 Market Value: 1,034,400  
 MRA Value: 962,800  
 Weighted Estimate: 1,181,600

FINAL VALUES

Value Method: MKT  
 Land Value: 158,990  
 Building Value: 875,410  
 Final Value: 1,034,400  
 Prior Value: 899,670



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		163-Site Improvements	D	2.00	1	1999			10	106	8	047 X 06	1	3	3					20,450	10	2,050
2		163-Site Improvements	A	2.00	1	1999			10		8		1.00	3						40,280	8	3,220

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		100		
209-Concrete Tile		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	18			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	3,510			
645-Double 2-Story Fireplace	1			
701-Attached Garage	1,120			
736-Garage Finish, Attached	1,120			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	3,662			
803-Partition Finish Area	1,872			
901-Open Slab Porch	978	3.00		1999
901-Open Slab Porch	255	3.00		1999
903-Wood Deck	304	4.00		1998
905-Raised Slab Porch with Roof	208			
906-Wood Deck with Roof	82			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	6706015-Dock, Med. Const., 3 Decki	282					
2	6606011-Residential Pool, Gunite, La	540					1999
2	6607003-Gas Pool Heating	1			175		1999

