

SNCAMA Property Record Card

Parcel ID: 089-144-17-0-40-04-032.00-0

Quick Ref: R56820

Tax Year: 2026

Run Date: 4/3/2026 9:07:17 PM

OWNER NAME AND MAILING ADDRESS

NDHLOVU, PANJI N & ANGELA D

6030 SW 36TH CT
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

6030 SW 36TH CT
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: R1
Neighborhood: 107.3 107.3 - SHADYWOOD WE
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 014-014

TRACT DESCRIPTION

SHADYWOOD WEST SUB # 4, S17, T12, R15,
BLOCK A, Lot 17, BLOCK A LOT 17
SHADYWOOD WEST SUB NO 4 SECTION 17
TOWNSHIP 12 RANGE 15



Image Date: 09/27/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1, Sidewalk - 6
Fronting: Cul-De-Sac - 6
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	1:57 PM	VI	VI	JRS		
07/23/2019	10:40 AM	5	S	JRS		
09/28/2018	9:00 AM	VI	VI	JRS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
71475	155,000		11/23/1987	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	25.500	381.200	406.700
Total	25.500	381.200	406.700

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	25.500	369.350	394.850
Total	25.500	369.350	394.850

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			105	151	1.00								43	100.00	250.00	100.00	100.00	25.500

Total Market Land Value 25,500

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.33-GD+
Year Blt: 1987 **Est:**
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 2,997
Main Floor Living Area: 1,756
Upper Floor Living Area Pct: 70.67
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: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 10 **Bedrooms:** 6
Family Rooms: 1
Full Baths: 4 **Half Baths:** 2
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

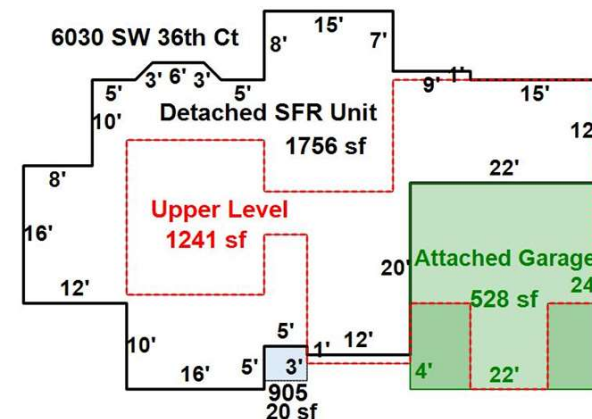
Dwelling RCN: 654,030
Percent Good: 80
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 523,230
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 25,500
Cost Building: 523,230
Cost Total: 548,730
Income Value: 0
Market Value: 453,200
MRA Value: 443,100
Weighted Estimate: 456,000

FINAL VALUES

Value Method: IDXVAL
Land Value: 25,500
Building Value: 381,200
Final Value: 406,700
Prior Value: 394,850



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	21			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,997			
644-Double 1-Story Fireplace	1			
701-Attached Garage	528			
736-Garage Finish, Attached	528			
801-Total Basement Area	1,740			
803-Partition Finish Area	1,200			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	311		3.00	1988
905-Raised Slab Porch with Roof	20		1.00	