

SNCAMA Property Record Card

Parcel ID: 089-144-19-0-20-02-013.00-0

Quick Ref: R57404

Tax Year: 2026

Run Date: 7/9/2025 12:38:03 AM

OWNER NAME AND MAILING ADDRESS

NORTH. DALTON D & PROCTOR-NORTH.

3712 SW KINGS FOREST RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

3712 SW KINGS FOREST RD
Topeka, KS 66610

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: 190.9 190.9 - SHERWOOD EST.
Economic Adj. Factor:
Map / Routing: / 010RL
Tax Unit Group: 619-619

TRACT DESCRIPTION

SHERWOOD ESTATES SUB #12, S19, T12, R15,
BLOCK 41, Lot 8, SW KINGS FOREST RD BLK
41 LOT 8 SHERWOOD EST SUB NO 12
SECTION 19 TOWNSHIP 12 RANGE 15



Image Date: 09/04/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
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 |
|------------|----------|------|--------|-----------|--------------------|------|
| 08/25/2024 | 12:13 PM | VI | VI | JRS | | |
| 08/12/2021 | 2:40 PM | 1 | P | JRS | | |
| 06/12/2020 | 11:50 AM | 1 | S | JRS | BOOKLYN PROCTOR-NC | 1 |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|-------------|--------|-------------|------------|--------|--------|
| SFA-21-0035 | 40,000 | Solar Panel | 05/11/2021 | CN | 100 |

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

| Cls | Land | Building | Total |
|--------------|---------------|----------------|----------------|
| R | 28.080 | 403.430 | 431.510 |
| Total | 28.080 | 403.430 | 431.510 |

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 | | | 110 | 182 | 1.08 | | | | | | | | 43 | 100.00 | 250.00 | 100.00 | 100.00 | 28.080 |

Total Market Land Value 28,080

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-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: GD+
CDU Reason:
Phys/Func/Econ: GD+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

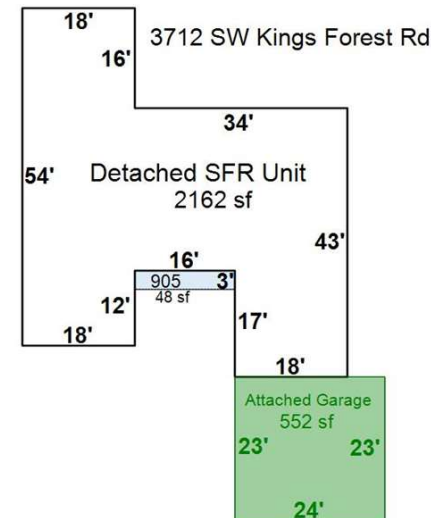
Dwelling RCN: 494,830
Percent Good: 86
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 425,560
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 28,080
Cost Building: 425,560
Cost Total: 453,640
Income Value: 0
Market Value: 465,800
MRA Value: 467,300
Weighted Estimate: 466,500

FINAL VALUES

Value Method: IDXVAL
Land Value: 28,080
Building Value: 412,060
Final Value: 440,140
Prior Value: 431,510



DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|-------------------------------------|-------|-----|---------|------|
| 101-Frame, Hardboard Sheets | | 100 | | |
| 208-Composition Shingle | | 100 | | |
| 351-Warmed & Cooled Air | | 100 | | |
| 402-Automatic Floor Cover Allowance | | | | |
| 601-Plumbing Fixtures | 15 | | | |
| 602-Plumbing Rough-ins | 1 | | | |
| 622-Raised Subfloor | 2,162 | | | |
| 644-Double 1-Story Fireplace | 1 | | | |
| 701-Attached Garage | 552 | | | |
| 736-Garage Finish, Attached | 552 | | | |
| 801-Total Basement Area | 2,162 | | | |
| 803-Partition Finish Area | 2,018 | | | |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|---------------------------------|-------|-----|---------|------|
| 901-Open Slab Porch | 256 | | 3.00 | 1984 |
| 903-Wood Deck | 256 | | 3.00 | 2004 |
| 905-Raised Slab Porch with Roof | 48 | | | |