

SNCAMA Property Record Card

Parcel ID: 089-145-15-0-40-08-036.00-0

Quick Ref: R59339

Tax Year: 2026

Run Date: 4/4/2026 7:45:39 PM

OWNER NAME AND MAILING ADDRESS

YOUNGS HOME SOLUTIONS LLC

3414 SW ARROWHEAD RD
TOPEKA, KS 66614-3844

PROPERTY SITUS ADDRESS

3406 SW ARROWHEAD RD
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex 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: M2
Neighborhood: 527.0 527.0 - ARROWHEAD I &
Economic Adj. Factor:
Map / Routing: L04 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

ARROWHEAD PLACE SUB # 2, S15, T12, R15,
BLOCK A, Lot 4, BLK A PT LOT 4 WEST 135 FT
OF S 18 FT OF N 89.88 FT LOT 4 ARROWHEAD
PLACE #2 ALSO REFERRED TO AS #3406
ARROWOOD TOWNHOUSE PROJECT ONE
SECTION 15 TOWNSHIP 12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/18/2025	2:25 PM	5	P	BEJ		
10/24/2025	11:55 AM	VI	VI	BEJ		
10/24/2025	11:55 AM	8	QC	TKS		



Image Date: 12/19/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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:

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
BEJ26	1	Interior Remodel	09/26/2025	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7.820	122.680	130.500

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7.820	105.330	113.150

Total	7.820	122.680	130.500	Total	7.820	105.330	113.150
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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
Soft	1-Primary Site - 1		2.430											22	3.400.00	2.30	0.00	0.00	7.820

Total Market Land Value 7,820

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DWELLING INFORMATION

Res Type: 3-Town House
 Quality: 3.00-AV
 Year Blt: 1972 Est: Yes
 Eff Year: Link:
 MS Style: 22-Two Story Inside Unit
 LBCSstruct: 1160-Condominium / apartment
 No. of Units:
 Total Living Area:
 Calculated Area: 1,080
 Main Floor Living Area: 540
 Upper Floor Living Area Pct: 100.00
 CDU: AV-
 CDU Reason:
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class: R
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
 Bsmt Type: 4-Full - 4
 Total Rooms: 4 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths: 1
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 156,730
 Percent Good: 67
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 105,010
 Other Improvement RCN: 12,810
 Other Improvement Value: 3,840

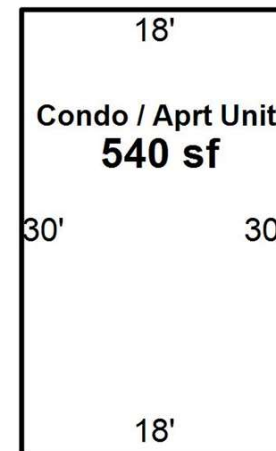
CALCULATED VALUES

Cost Land: 7,820
 Cost Building: 108,850
 Cost Total: 116,670
 Income Value: 0
 Market Value: 132,900
 MRA Value: 137,400
 Weighted Estimate: 130,500

FINAL VALUES

Value Method: WEIGHTED
 Land Value: 7,820
 Building Value: 122,680
 Final Value: 130,500
 Prior Value: 113,150

3406 SW ARROWHEAD RD



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		152-Residential Garage - Detach	D	1.00	1	1972			360	76	8	020 X 18	1	3	3					12,810	30	3,840

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	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,080			
801-Total Basement Area	540			
803-Partition Finish Area	460			
901-Open Slab Porch	140		3.00	1972