

## SNCAMA Property Record Card

Parcel ID: 089-146-14-0-40-10-028.00-0

Quick Ref: R65277

Tax Year: 2026

Run Date: 9/8/2025 4:11:22 PM

## OWNER NAME AND MAILING ADDRESS

NICHOLS. MARK J &amp; DORIS J

3401 SW MACVICAR AVE  
TOPEKA, KS 66611

## PROPERTY SITUS ADDRESS

3401 SW MACVICAR AVE  
Topeka, KS 66611

## 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:** 111.0 111.0 - SW 33RD-37TH, R  
**Economic Adj. Factor:**  
**Map / Routing:** / 010  
**Tax Unit Group:** 001-001



Image Date: 10/20/2021

## PROPERTY FACTORS

**Topography:** Above Street - 2, Rolling - 4  
**Utilities:** All Underground - 2  
**Access:** Paved Road - 1  
**Fronting:** Residential Street - 4  
**Location:** Major Strip - 4  
**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
10/19/2021	2:40 PM	1	S	JRS	MR. NICHOLS	1
09/04/2020	2:04 PM	VI	VI	JRS		
07/22/2014	9:00 AM	VI	VI	JRS		

## BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
20000	0	Interior Remodel	11/12/1999	C	100

## 2026 APPRAISED VALUE

## 2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	21.330	287.020	308.350
<b>Total</b>	21.330	287.020	308.350

## TRACT DESCRIPTION

BRIARWOOD WEST PT BL 6&8, S14, T12, R15,  
BLOCK 6, Lot 16, WEST 34TH BLK 6 LOT 16  
BRIARWOOD WEST SUB BLK 6 LOTS 12-16  
BLK 8 LOTS 8-12 SECTION 14 TOWNSHIP 12  
RANGE 15

## 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			131	148	0.99								13	100.00	200.00	50.00	50.00	21.330

Total Market Land Value 21,330

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.33-AV+  
**Year Blt:** 1974    **Est:** Yes  
**Eff Year:**            **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 2,113  
**Main Floor Living Area:** 2,113  
**Upper Floor Living Area Pct:**  
**CDU:** AV  
**CDU Reason:**  
**Phys/Func/Econ:** GD / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:**  
**Percent Complete:**  
**Assessment Class:**  
**MU CIs/Pct:**

**COMP SALES INFORMATION**

**Arch Style:** 02-Ranch  
**Bsmt Type:** 3-Partial - 3  
**Total Rooms:** 7    **Bedrooms:** 3  
**Family Rooms:** 1  
**Full Baths:** 3    **Half Baths:** 1  
**Garage Cap:**  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

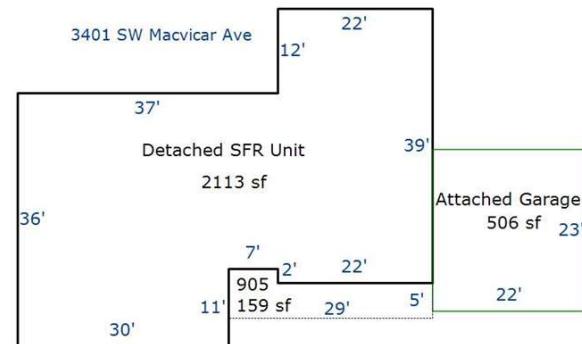
**Dwelling RCN:** 384,560  
**Percent Good:** 75  
**Mkt Adj:** 100    **Eco Adj:** 100  
**Building Value:** 288,420  
**Other Improvement RCN:** 29,460  
**Other Improvement Value:** 3,240

**CALCULATED VALUES**

**Cost Land:** 21,330  
**Cost Building:** 291,660  
**Cost Total:** 312,990  
**Income Value:** 0  
**Market Value:** 298,200  
**MRA Value:** 306,700  
**Weighted Estimate:** 293,300

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 21,330  
**Building Value:** 296,270  
**Final Value:** 317,600  
**Prior Value:** 308,350



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		163-Site Improvements	A	2.00	1	1985			10		8		1.00	4						29,460	11	3,240

**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	14			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,113			
641-Single 1-Story Fireplace	1			
701-Attached Garage	506			
736-Garage Finish, Attached	484			
801-Total Basement Area	1,056			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
802-Minimal Finish Area	600			
901-Open Slab Porch	518			
901-Open Slab Porch	295	3.00		1986
905-Raised Slab Porch with Roof	159			

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No.	Code	Units	Pct	Size	Other	Rank	Year
1	6606011-Residential Pool, Gunite, La	432					1985

