

SNCAMA Property Record Card

Parcel ID: 089-148-28-0-20-01-014.00-0

Quick Ref: R66532

Tax Year: 2026

Run Date: 4/2/2026 2:54:42 AM

OWNER NAME AND MAILING ADDRESS

TOP CITY ESTATES LLC

3820 SW FRIAR RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

4636 SW WANAMAHER 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: 594.0 594.0 - SW 10TH-61ST.AL
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 600-600

TRACT DESCRIPTION

S28, T12, R15, ACRES 0.69, BEG 30' N & 40' E
OF SW COR OF N 1/2 NW 1/4 TH N 184.71' E
162.71' S 184.71' W 162.71 TO POB



Image Date: 07/19/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
07/15/2022	2:34 PM	VI	VI	TKS		
06/15/2020	10:00 AM	1	S	TKS	MRS. ROUTH	1
03/21/2019	11:35 AM	5	S	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	20.540	172.740	193.280
Total	20.540	172.740	193.280

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	20.540	165.310	185.850
Total	20.540	165.310	185.850

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	1-Regular Lot - 1			185	163	1.04								102	150.00	120.00	50.00	50.00	20.540

Total Market Land Value 20,540

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1920 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: 1,484
 Main Floor Living Area: 1,100
 Upper Floor Living Area Pct: 34.91
 CDU: AV
 CDU Reason:
 Phys/Func/Econ: GD / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
 Bsmt Type: 3-Partial - 3
 Total Rooms: 4 Bedrooms: 2
 Family Rooms: 1
 Full Baths: 1 Half Baths: 1
 Garage Cap:
 Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

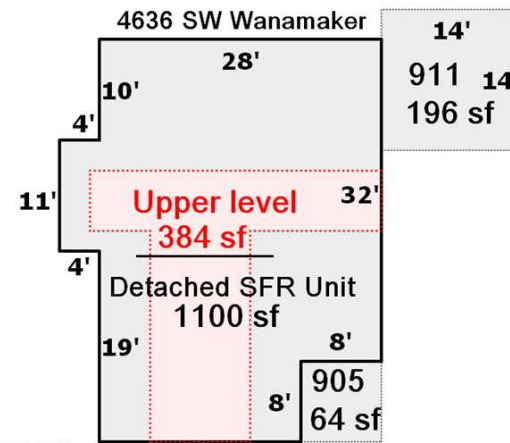
Dwelling RCN: 228,710
 Percent Good: 62
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 141,800
 Other Improvement RCN: 23,630
 Other Improvement Value: 10,630

CALCULATED VALUES

Cost Land: 20,540
 Cost Building: 152,430
 Cost Total: 172,970
 Income Value: 0
 Market Value: 199,500
 MRA Value: 197,900
 Weighted Estimate: 196,800

FINAL VALUES

Value Method: IDXVAL
 Land Value: 20,540
 Building Value: 172,740
 Final Value: 193,280
 Prior Value: 185,850



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	2.00	1	1994			576	96	8	024 X 24	1	3	3					23,630	45	10,630

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	10			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,484			
801-Total Basement Area	528			
903-Wood Deck	135	3.00		1970
903-Wood Deck	216	2.00		1970
905-Raised Slab Porch with Roof	64			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
911-Raised Enclosed Porch, Knee Walls w/Glass	196			