

SNCAMA Property Record Card

Parcel ID: 089-151-12-0-40-01-019.00-0

Quick Ref: R67691

Tax Year: 2026

Run Date: 7/16/2025 7:42:17 AM

OWNER NAME AND MAILING ADDRESS

KURIA. MARY W & NYORO. JAMES MAIN/

7639 SW 26TH ST
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

7639 SW 26TH ST
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: RR1
Neighborhood: 595.0 595.0 - SHERWOOD PAR
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 014-014

TRACT DESCRIPTION

SHERWOOD PARK SUB NO 6 , BLOCK M , Lot
8 , BLK M LOT 8 SHERWOOD PARK #6
SECTION 12 TOWNSHIP 12 RANGE 14



Image Date: 09/20/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Underground - 2
Access: Paved Road - 1
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:

INSPECTION HISTORY

| Date | Time | Code | Reason | Appraiser | Contact | Code |
|------------|----------|------|--------|-----------|---------|------|
| 09/13/2024 | 12:06 PM | VI | VI | JRS | | |
| 11/17/2023 | 9:50 AM | 1 | S | JRS | JAMES | 1 |
| 09/25/2020 | 11:00 AM | 5 | S | JRS | | |

BUILDING PERMITS

| Number | Amount | Type | Issue Date | Status | % Comp |
|--------|---------|----------|------------|--------|--------|
| C1006 | 140,000 | Dwelling | 01/01/2004 | C | 100 |

2026 APPRAISED VALUE

2025 APPRAISED VALUE

| Cls | Land | Building | Total |
|--------------|--------|----------|---------|
| R | 29,290 | 299,220 | 328,510 |
| Total | 29,290 | 299,220 | 328,510 |

Not Yet Available

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 | | | 83 | 176 | 1.12 | | | | | | | | 117 | 100.00 | 270.00 | 50.00 | 50.00 | 29,290 |

Total Market Land Value 29,290

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.33-AV+
Year Blt: **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:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: GD
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

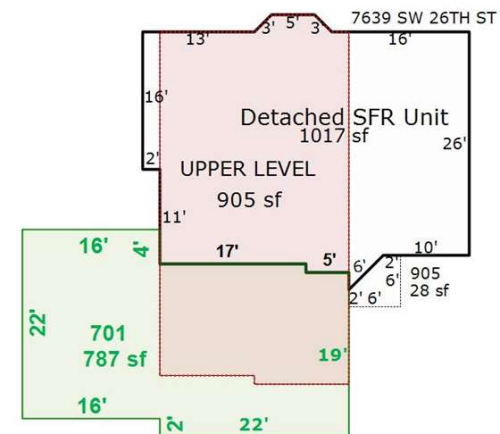
Dwelling RCN: 360,130
Percent Good: 88
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 316,920
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 29,290
Cost Building: 316,920
Cost Total: 346,210
Income Value: 0
Market Value: 341,900
MRA Value: 339,800
Weighted Estimate: 339,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 29,290
Building Value: 305,790
Final Value: 335,080
Prior Value: 328,510



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 | 14 | | | |
| 602-Plumbing Rough-ins | 1 | | | |
| 622-Raised Subfloor | 1,922 | | | |
| 642-Single 2-Story Fireplace | 1 | | | |
| 701-Attached Garage | 787 | | | |
| 801-Total Basement Area | 1,000 | | | |
| 803-Partition Finish Area | 615 | | | |
| 901-Open Slab Porch | 252 | | | |

DWELLING COMPONENTS

| Code | Units | Pct | Quality | Year |
|---------------------------------|-------|-----|---------|------|
| 903-Wood Deck | 168 | | 3.00 | 2004 |
| 905-Raised Slab Porch with Roof | 28 | | | |