

SNCAMA Property Record Card

Parcel ID: 089-146-14-0-30-18-014.00-0

Quick Ref: R64871

Tax Year: 2027

Run Date: 10/14/2026 3:24:36 PM

OWNER NAME AND MAILING ADDRESS

FISHER CONRAD M & STEPHAN. JOSEN#

3602 SW CAMBRIDGE AVE
TOPEKA, KS 66614-3578

PROPERTY SITUS ADDRESS

3602 SW CAMBRIDGE AVE
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: 705.0 705.0 - KIOWA/WOOD VA
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

WESPARKE SUB , BLOCK G , Lot 6 , SW
CAMBRIDGE BLK G S 37.5 FT OF LOT 6
WESPARKE SUB SECTION 14 TOWNSHIP 12
RANGE 15



Image Date: 10/07/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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
10/07/2025	1:13 PM	VI	VI	BEJ		
10/07/2025	1:13 PM	8	QC	JRS		
10/22/2020	9:28 AM	VI	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2027 APPRAISED VALUE

2026 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	7,900	115,480	123,380
Total	7,900	115,480	123,380

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	6-Duplex Half Lot - 6			38	110	0.96	5	80						110	90.00	120.00	10.00	10.00	7,900

Total Market Land Value 7,900

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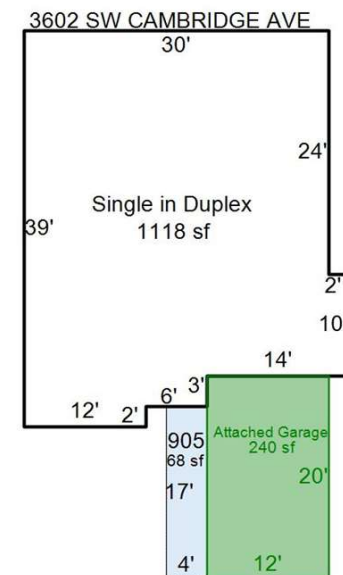
DWELLING INFORMATION			
Res Type:	5-Duplex		
Quality:	3.00-AV		
Year Blt:	1977	Est:	Yes
Eff Year:		Link:	
MS Style:	1-One Story		
LBCSStruct:	1121-Single unit in duplex (half-		
No. of Units:			
Total Living Area:			
Calculated Area:	1,118		
Main Floor Living Area:	1,118		
Upper Floor Living Area Pct:			
CDU:	AV-		
CDU Reason:			
Phys/Func/Econ:	AV / /		
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:	4	Bedrooms:	2
Family Rooms:			
Full Baths:	1	Half Baths:	1
Garage Cap:	1		
Foundation:	Concrete - 2		

IMPROVEMENT COST SUMMARY			
Dwelling RCN:			191,320
Percent Good:			69
Mkt Adj:	100	Eco Adj:	100
Building Value:			132,010
Other Improvement RCN:			0
Other Improvement Value:			0

CALCULATED VALUES			
Cost Land:			7,900
Cost Building:			132,010
Cost Total:			139,910
Income Value:			0
Market Value:			144,700
MRA Value:			147,600
Weighted Estimate:			144,600

FINAL VALUES			
Value Method:			IDXVAL
Land Value:			7,900
Building Value:			122,270
Final Value:			130,170
Prior Value:			123,380



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	1,118			
641-Single 1-Story Fireplace	1			
701-Attached Garage	240			
736-Garage Finish, Attached	240			
801-Total Basement Area	537			
901-Open Slab Porch	80		3.00	1977

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	68			