

SNCAMA Property Record Card

Parcel ID: 089-144-19-0-10-06-009.00-0

Quick Ref: R57297

Tax Year: 2024

Run Date: 7/8/2025 12:41:08 AM

OWNER NAME AND MAILING ADDRESS

ROBERTSON. KRISTIN K & CHARLES M

3934 SW FRIAR RD
TOPEKA, KS 66610

PROPERTY SITUS ADDRESS

3934 SW FRIAR 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: 190.9 190.9 - SHERWOOD EST,
Economic Adj. Factor:
Map / Routing: / 010
Tax Unit Group: 619-619

TRACT DESCRIPTION

SHERWOOD ESTATES SUB #12 , BLOCK 28 ,
Lot 26 , SW FRIAR RD BLK 28 LOT 26
SHERWOOD EST SUB NO 12 SECTION 19
TOWNSHIP 12 RANGE 15



Image Date: 06/03/2022

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
06/02/2022	10:55 AM	1	S	JRS	MRS ROBERTSON	1
09/19/2018	9:00 AM	VI	VI	JRS		
12/16/2013	2:25 PM	1	S	JGW	LINDSEY MUNSON	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
89227	160,000		05/08/1989	C	100

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	24,150	405,550	429,700
Total	24,150	405,550	429,700

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	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		117	180	1.08								43	100.00	250.00	100.00	100.00	28,840

Total Market Land Value 28,840

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 4.00-GD

Year Blt: 1989 Est:

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,795

Main Floor Living Area: 1,326

Upper Floor Living Area Pct: 110.78

CDU: GD

CDU Reason:

Phys/Func/Econ: GD / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional

Bsmt Type: 5-Walkout - 5

Total Rooms: 10 Bedrooms: 5

Family Rooms: 1

Full Baths: 3 Half Baths: 1

Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 555,600

Percent Good: 83

Mkt Adj: 100 Eco Adj: 100

Building Value: 461,150

Other Improvement RCN: 0

Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 28,840

Cost Building: 461,150

Cost Total: 489,990

Income Value: 0

Market Value: 466,500

MRA Value: 463,500

Weighted Estimate: 463,100

FINAL VALUES

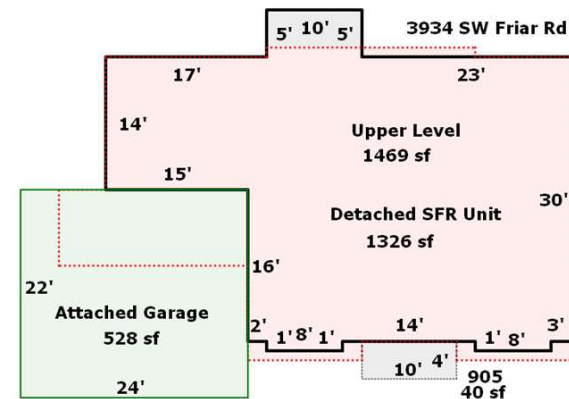
Value Method: IDXVAL

Land Value: 28,840

Building Value: 422,350

Final Value: 451,190

Prior Value: 429,700



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	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,795			
645-Double 2-Story Fireplace	1			
701-Attached Garage	528			
736-Garage Finish, Attached	528			
801-Total Basement Area	1,310			
803-Partition Finish Area	900			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	300		3.00	1989
903-Wood Deck	480		3.00	
905-Raised Slab Porch with Roof	40			