

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-30-27-007.00-4

Quick Ref: R21807

Tax Year: 2025

Run Date: 9/7/2025 2:18:10 PM

OWNER NAME AND MAILING ADDRESS

EKLUND, MARGIE L LIVING TRUST

2134 SE VIRGINIA AVE
TOPEKA, KS 66605-1355

PROPERTY SITUS ADDRESS

426 NE FREEMAN AVE
Topeka, KS 66616

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: R2
Neighborhood: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: D13 / 020CS
Tax Unit Group: 001-001



Image Date: 09/13/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
09/06/2023	10:59 AM	VI	VI	MAM		
05/13/2021	2:30 PM	3	S	MAM	TENANT	2
09/04/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM13	1	Interior Remodel	12/20/2011	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	4.700	75.800	80.500
Total	4.700	75.800	80.500

TRACT DESCRIPTION

JOHN NORTON'S 2ND , Lot 150 + , FREEMAN
WAS NORTON ST LOTS 150-152 JOHN
NORTONS 2ND ADD SECTION 28 TOWNSHIP
11 RANGE 16

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			50	127	0.99								30	50.00	95.00	20.00	20.00	4.700

Total Market Land Value 4,700

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1920 **Est:** Yes
Eff Year: **Link:**
MS Style: 2-Two Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,256
Main Floor Living Area: 808
Upper Floor Living Area Pct: 55.45
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: 09-Old Style
Bsmt Type: 3-Partial - 3
Total Rooms: 5 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 165,460
Percent Good: 62
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 102,590
Other Improvement RCN: 0
Other Improvement Value: 0

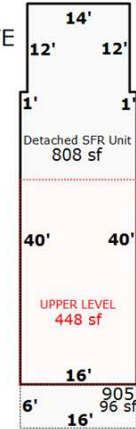
CALCULATED VALUES

Cost Land: 4,700
Cost Building: 102,590
Cost Total: 107,290
Income Value: 0
Market Value: 83,800
MRA Value: 89,500
Weighted Estimate: 81,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 4,700
Building Value: 78,220
Final Value: 82,920
Prior Value: 80,500

426 NE FREEMAN AVE



Sketch by Apex Media™

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	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,256			
801-Total Basement Area	416			
905-Raised Slab Porch with Roof	96			