

SNCAMA Property Record Card

Parcel ID: 089-134-18-0-10-17-012.00-0

Quick Ref: R37952

Tax Year: 2025

Run Date: 5/10/2025 12:19:10 AM

OWNER NAME AND MAILING ADDRESS

MCCLELLAND, DAWNISHA & WILSON, KIL

3213 SE FREMONT ST
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

3213 SE FREMONT ST
Topeka, KS 66605

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: 134.0 134.0 - HIGHLAND CRES
Economic Adj. Factor:
Map / Routing: K10 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

GOLF VIEW TERRACE, S18, T12, R16, BLOCK
11, Lot 4 +, BLK 11 LOTS 4-5 GOLF VIEW
TERRACE SECTION 18 TOWNSHIP 12 RANGE
16

Image Date: 08/22/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
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
08/15/2024	1:44 PM	VI	VI	EMA		
08/15/2024	1:44 PM	8	QC	RBR		
11/21/2023	3:10 PM	5	S	EMA		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-0229	1,000	Patio or Deck	10/03/2011	C	100
10-0040	3,000	Interior Remodel	04/01/2010	C	100
JGW09	1	Interior Remodel	09/09/2008	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.470	150.830	153.300
Total	2.470	150.830	153.300

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	2.470	145.430	147.900
Total	2.470	145.430	147.900

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	1-Regular Lot - 1		100	125	1.02								51	57.00	35.00	10.00	10.00	2.470

Total Market Land Value 2,470

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.33-FR+

Year Blt: 1958 Est: Yes

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 864

Main Floor Living Area: 864

Upper Floor Living Area Pct:

CDU: FR

CDU Reason:

Phys/Func/Econ: VG+ / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmt Type: 4-Full - 4

Total Rooms: 5 Bedrooms: 4

Family Rooms:

Full Baths: 2 Half Baths:

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 175,510

Percent Good: 56

Mkt Adj: 100 Eco Adj: 100

Building Value: 98,290

Other Improvement RCN: 4,170

Other Improvement Value: 2,920

CALCULATED VALUES

Cost Land: 2,470

Cost Building: 101,210

Cost Total: 103,680

Income Value: 0

Market Value: 154,200

MRA Value: 157,000

Weighted Estimate: 153,300

FINAL VALUES

Value Method: WEIGHTED

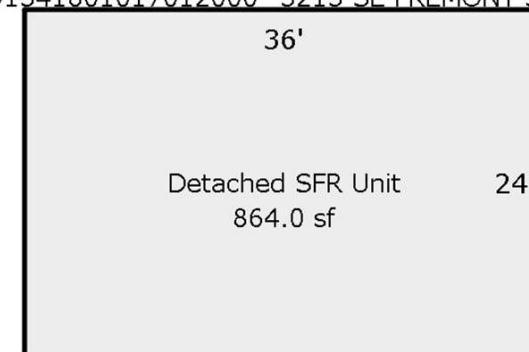
Land Value: 2,470

Building Value: 150,830

Final Value: 153,300

Prior Value: 147,900

891341801017012000 3213 SE FREMONT ST



Sketch by: Apex Medina™

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	133-Prefabricated Storage Shed	D	2.00	1	2016			156	50	10	12 X 13	1.00	3	3					4,170	70	2,920

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		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	864			
801-Total Basement Area	864			
803-Partition Finish Area	864			
903-Wood Deck	336		3.00	2011