

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-10-03-022.00-0

Quick Ref: R38772

Tax Year: 2025

Run Date: 5/19/2026 5:36:42 AM

OWNER NAME AND MAILING ADDRESS

RENAISSANCE PROPERTIES LLC

5330 NE EARLY CT
TOPEKA, KS 66617-1529

PROPERTY SITUS ADDRESS

3761 SE FREMONT ST
Topeka, KS 66609

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: R1
Neighborhood: 135.0 135.0 - SOUTHERN HILLS
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

SOUTHERN HILLS SUB A, S19, T12, R16,
BLOCK C, Lot 20, FREEMONT BLK C LOT 20
SOUTHERN HILLS SUB A SECTION 19
TOWNSHIP 12 RANGE 16

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/20/2024	9:05 AM	VI	VI	EMA		
07/20/2024	9:05 AM	8	QC	RBR		
06/22/2022	10:35 AM	5	S	JGW		



Image Date: 07/26/2024

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
88063	7,000		01/05/1988	C	100

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:

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	5.790	126.040	131.830

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	5.790	126.040	131.830

Total	5.790	126.040	131.830	Total	5.790	126.040	131.830
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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	3-Irregular Lot - 3			74	126	0.99								54	80.00	75.00	25.00	25.00	5.790

Total Market Land Value 5,790

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1975 **Est:** Yes
Eff Year: **Link:**
MS Style: 12-Bi-level
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: AV
CDU Reason:
Phys/Func/Econ: AV / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 01-Bi-Level
Bsmt Type: 4-Full - 4
Total Rooms: 5 **Bedrooms:** 3
Family Rooms:
Full Baths: 1 **Half Baths:** 1
Garage Cap: 1
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

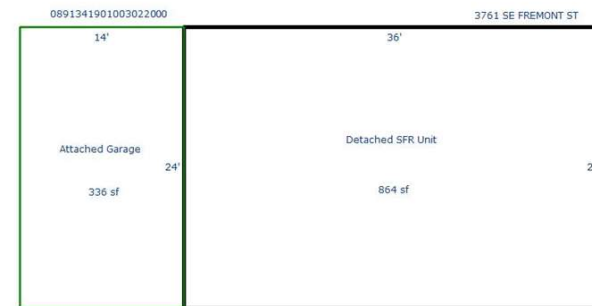
Dwelling RCN: 178,690
Percent Good: 76
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 135,810
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,790
Cost Building: 135,810
Cost Total: 141,600
Income Value: 0
Market Value: 133,500
MRA Value: 133,200
Weighted Estimate: 138,700

FINAL VALUES

Value Method: PRIOR
Land Value: 5,790
Building Value: 126,040
Final Value: 131,830
Prior Value: 131,830



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard			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	864			
701-Attached Garage	336			
801-Total Basement Area	864			
803-Partition Finish Area	336			
805-Basement Garage, Single	1			
901-Open Slab Porch	224		3.00	1982

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	284		3.00	1982