

SNCAMA Property Record Card

Parcel ID: 089-091-12-0-40-04-033.00-0

Quick Ref: R7906

Tax Year: 2026

Run Date: 9/13/2025 1:47:08 PM

OWNER NAME AND MAILING ADDRESS

WATERMAN. ERIC L & MORGAN L

3413 NW FREDITH RD
TOPEKA, KS 66618

PROPERTY SITUS ADDRESS

3413 NW FREDITH RD
Topeka, KS 66618

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: 185.3 185.3 - SEAMAN USD345
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 009-009

TRACT DESCRIPTION

FOREST HILLS ESTATES SUB, S12, T11, R15,
BLOCK A, Lot 9, BLK A LOT 09 FOREST HILLS
ESTATES SUB SECTION 12 TOWNSHIP 11
RANGE 15



Image Date: 08/14/2024

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
08/09/2024	11:31 AM	VI	VI	KMM		
08/11/2023	12:06 PM	5	S	KMM		
07/09/2019	2:41 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0273	110,000	Dwelling	09/01/1999	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	23.490	295.190	318.680
Total	23.490	295.190	318.680

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			87	130	1.00								24	87.00	270.00	50.00	50.00	23.490

Total Market Land Value 23,490

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.33-AV+

Year Blt: 1999 Est:

Eff Year: Link:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 1,629

Main Floor Living Area: 1,629

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: 15-Walkout Ranch

Bsmt Type: 5-Walkout - 5

Total Rooms: 9 Bedrooms: 5

Family Rooms: 1

Full Baths: 3 Half Baths:

Garage Cap: 2

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 379,560

Percent Good: 83

Mkt Adj: 100 Eco Adj: 100

Building Value: 315,030

Other Improvement RCN: 3,490

Other Improvement Value: 1,500

CALCULATED VALUES

Cost Land: 23,490

Cost Building: 316,530

Cost Total: 340,020

Income Value: 0

Market Value: 321,300

MRA Value: 343,100

Weighted Estimate: 318,200

FINAL VALUES

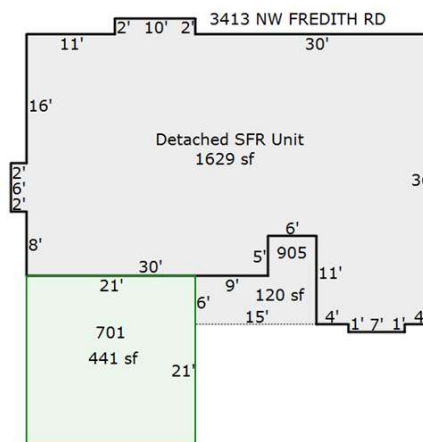
Value Method: IDXVAL

Land Value: 23,490

Building Value: 304,750

Final Value: 328,240

Prior Value: 318,680



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2003			120		8		1	3						3,490	43	1,500

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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,629			
641-Single 1-Story Fireplace	1			
648-Direct-Vented, Gas	1			
701-Attached Garage	441			
736-Garage Finish, Attached	441			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	1,560			
803-Partition Finish Area	1,213			
901-Open Slab Porch	288	3.00	2000	
903-Wood Deck	144	3.00	2000	
905-Raised Slab Porch with Roof	120			