

SNCAMA Property Record Card

Parcel ID: 089-134-17-0-40-03-007.00-0

Quick Ref: R37599

Tax Year: 2026

Run Date: 4/3/2026 7:02:18 PM

OWNER NAME AND MAILING ADDRESS

EOR HOLDINGS LLC
 GARNER, JAMON & LABRETA
 2155 SW WESTPORT DR STE 109
 TOPEKA, KS 66614-1928

PROPERTY SITUS ADDRESS

3437 SE MICHIGAN AVE
 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: R1
 Neighborhood: 141.0 141.0 - SE 33RD-37TH/ AI
 Economic Adj. Factor:
 Map / Routing: L12 /
 Tax Unit Group: 001-001

TRACT DESCRIPTION

BEST SUB, S17, T12, R16, Lot 85 +, MICHIGAN AVE LOTS 85-87-89 THE BEST SUB SECTION 17 TOWNSHIP 12 RANGE 16



Image Date: 09/12/2024

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
09/05/2024	1:12 PM	VI	VI	EMA		
09/05/2024	1:12 PM	8	QC	SJN		
12/08/2020	10:45 AM	1	S	KJH	LABRETA GARNER	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	6.310	130.050	136.360
Total	6.310	130.050	136.360

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	6.310	121.130	127.440
Total	6.310	121.130	127.440

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			75	127	0.99								55	60.00	100.00	25.00	25.00	6.310

Total Market Land Value 6,310

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1972 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 960
 Main Floor Living Area: 960
 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: 02-Ranch
 Bsmt Type: 4-Full - 4
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap: 1
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

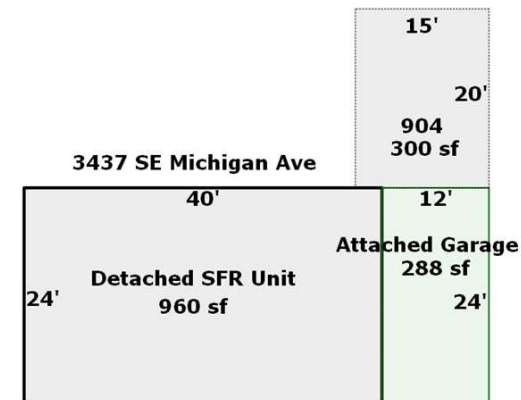
Dwelling RCN: 172,640
 Percent Good: 67
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 115,670
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 6,310
 Cost Building: 115,670
 Cost Total: 121,980
 Income Value: 0
 Market Value: 138,600
 MRA Value: 142,600
 Weighted Estimate: 142,300

FINAL VALUES

Value Method: IDXVAL
 Land Value: 6,310
 Building Value: 130,050
 Final Value: 136,360
 Prior Value: 127,440



Sketch by Apex Media™

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	960			
701-Attached Garage	288			
801-Total Basement Area	960			
904-Slab Porch with Roof	300			