

SNCAMA Property Record Card

Parcel ID: 089-134-19-0-10-03-027.00-0

Quick Ref: R38777

Tax Year: 2026

Run Date: 8/2/2025 4:33:24 AM

OWNER NAME AND MAILING ADDRESS

ASHBY, JANICE M

3741 SE FREMONT ST
TOPEKA, KS 66609

PROPERTY SITUS ADDRESS

3741 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: / 0200T
Tax Unit Group: 001-001

TRACT DESCRIPTION

SOUTHERN HILLS SUB A, S19, T12, R16,
BLOCK C, Lot 25, FREEMONT BLK C LOT 25
SOUTHERN HILLS SUB A SECTION 19
TOWNSHIP 12 RANGE 16



Image Date: 07/26/2024

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
07/20/2024	9:00 AM	VI	VI	EMA		
07/20/2024	9:00 AM	8	QC	RBR		
10/20/2022	11:58 AM	5	S	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	6.900	149.870	156.770
Total	6.900	149.870	156.770

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	3-Irregular Lot - 3			80	199	1.15								54	80.00	75.00	25.00	25.00	6.900

Total Market Land Value 6,900

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: **Est:** Yes
Eff Year: **Link:**
MS Style: 12-Bi-level
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: AV
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

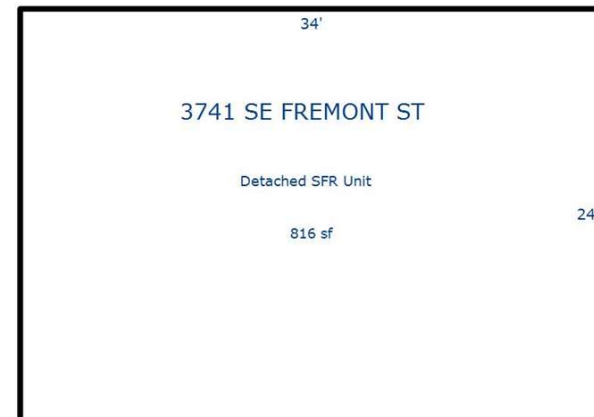
Dwelling RCN: 176,460
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 132,350
Other Improvement RCN: 2,850
Other Improvement Value: 2,450

CALCULATED VALUES

Cost Land: 6,900
Cost Building: 134,800
Cost Total: 141,700
Income Value: 0
Market Value: 140,100
MRA Value: 142,900
Weighted Estimate: 147,700

FINAL VALUES

Value Method: PRIOR
Land Value: 6,900
Building Value: 149,870
Final Value: 156,770
Prior Value: 156,770



OTHER BUILDING IMPROVEMENTS

No.	Link	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	2023			96	40	8	8 X 12	1.00	3	3					2,850	86	2,450

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
116-Frame, Siding/Shingle		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	816			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	816			
803-Partition Finish Area	528			
805-Basement Garage, Single	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	200		3.00	1973
903-Wood Deck	100		3.00	