

SNCAMA Property Record Card

Parcel ID: 089-146-13-0-40-16-020.00-0

Quick Ref: R63554

Tax Year: 2026

Run Date: 4/13/2026 7:10:12 AM

OWNER NAME AND MAILING ADDRESS

NATIONAL PROPERTIES GROUP LLC-SE,

3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121-2257

PROPERTY SITUS ADDRESS

3604 SW CLARE AVE
Topeka, KS 66611

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: 112.0 112.0 - LIKINS FOSTER
Economic Adj. Factor:
Map / Routing: L08 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

LIKINS FOSTER ADDITION, S13, T12, R15,
BLOCK 8, Lot 6, CLARE AVE BLK 8 LOT 6
LIKINS-FOSTER ADD SECTION 13 TOWNSHIP
12 RANGE 15

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
07/23/2024	12:05 PM	5	S	SJN		
09/14/2022	1:07 PM	VI	VI	SJN		
09/14/2022	1:07 PM	8	QC	MAM		



Image Date: 07/24/2024

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
T0002	1	Interior Remodel	10/23/2001	C	

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:

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	7,920	113,250	121,170
Total	7,920	113,250	121,170

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	7,920	107,480	115,400
Total	7,920	107,480	115,400

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			71	105	0.94								131	75.00	115.00	50.00	50.00	7,920

Total Market Land Value 7,920

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.33-FR+
 Year Blt: 1952 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,030
 Main Floor Living Area: 1,030
 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: 1-Slab - 1
 Total Rooms: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap: 1
 Foundation: None - 1

IMPROVEMENT COST SUMMARY

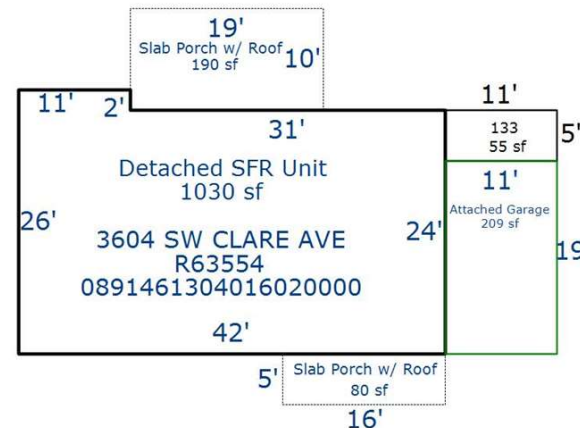
Dwelling RCN: 140,380
 Percent Good: 69
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 96,860
 Other Improvement RCN: 3,950
 Other Improvement Value: 1,540

CALCULATED VALUES

Cost Land: 7,920
 Cost Building: 98,400
 Cost Total: 106,320
 Income Value: 0
 Market Value: 133,600
 MRA Value: 131,300
 Weighted Estimate: 133,700

FINAL VALUES

Value Method: IDXVAL
 Land Value: 7,920
 Building Value: 113,250
 Final Value: 121,170
 Prior Value: 115,400



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		133-Prefabricated Storage Shec	D	2.00	1	1952			55	32	6	11 X 5	1.00	3						1,930	35	670
2		133-Prefabricated Storage Shec	D	2.00	1	2003			64	32	6	8 X 8	1.00	3						2,030	43	870

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,030			
701-Attached Garage	209			
736-Garage Finish, Attached	209			
904-Slab Porch with Roof	190		1.00	

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
904-Slab Porch with Roof	80			