

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-04-015.00-0

Quick Ref: R31039

Tax Year: 2024

Run Date: 7/21/2025 1:20:31 AM

OWNER NAME AND MAILING ADDRESS

TURNER, CAMRON A

2240 SE CALIFORNIA AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2240 SE CALIFORNIA 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: 146.0 146.0 - SE12TH-25TH/CAI
Economic Adj. Factor:
Map / Routing: I13 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND ACRES , Lot 16 , CALIFORNIA AVE
LOT 16 HIGHLAND ACRE S SUB TO HIGHLAND
PK LESS ROW SECTION 09 TOWNSHIP 12
RANGE 16



Image Date: 12/11/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/08/2023	3:40 PM	5	QC	RBR		
12/08/2023	3:40 PM	5	S	EMA		
09/03/2019	11:17 AM	VI	VI	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
91386	300		04/01/1991	C	100

2024 APPRAISED VALUE

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	4.200	86.270	90.470
Total	4.200	86.270	90.470

Not Yet Available

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			77	140	1.03	5	80						47	68.00	73.00	15.00	15.00	4.200

Total Market Land Value 4,200

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: Est: Yes

Eff Year: Link:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area:

Main Floor Living Area:

Upper Floor Living Area Pct:

CDU: FR

CDU Reason:

Phys/Func/Econ: FR / /

Ovr Pct Gd/Rsn:

Remodel:

Percent Complete:

Assessment Class:

MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch

Bsmnt Type: 4-Full - 4

Total Rooms: Bedrooms:

Family Rooms:

Full Baths: Half Baths:

Garage Cap:

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 171,280

Percent Good: 47

Mkt Adj: 100 Eco Adj: 100

Building Value: 80,500

Other Improvement RCN: 18,470

Other Improvement Value: 5,640

CALCULATED VALUES

Cost Land: 4,200

Cost Building: 86,140

Cost Total: 90,340

Income Value: 0

Market Value: 91,900

MRA Value: 97,700

Weighted Estimate: 92,200

FINAL VALUES

Value Method: PRIOR

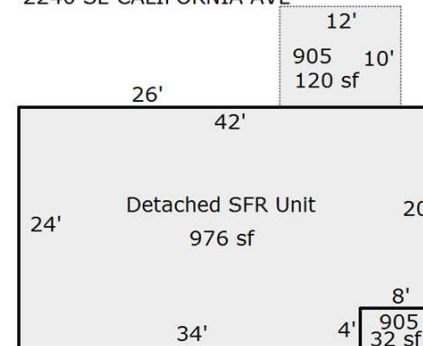
Land Value: 4,200

Building Value: 86,270

Final Value: 90,470

Prior Value: 90,470

2240 SE CALIFORNIA AVE



Sketch by Apex Media™

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		152-Residential Garage - Detach	D	1.00	1	1960			528	92	8	024 X 22	1	3	3					16,550	30	4,970
2		133-Prefabricated Storage Shed	D	0.60	1	1970			80		8		1	3						1,920	35	670

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	976			
801-Total Basement Area	976			
802-Minimal Finish Area	585			
901-Open Slab Porch	120		3.00	1960

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	216		3.00	1960
905-Raised Slab Porch with Roof	120			
905-Raised Slab Porch with Roof	32			