

SNCAMA Property Record Card

Parcel ID: 089-133-07-0-40-12-011.00-0

Quick Ref: R34560

Tax Year: 2025

Run Date: 8/3/2025 1:29:48 AM

OWNER NAME AND MAILING ADDRESS

TORRES, VERONICA

3001 12TH AVE
LOS ANGELES, CA 90018-3204

PROPERTY SITUS ADDRESS

612 SE 28TH ST
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: R2
Neighborhood: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: J10 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

CUNNINGHAM HEIGHTS , Lot 369 + , LTS 369,
370, 371, 372, 373 LESS E 10 SECTION 07
TOWNSHIP 12 RANGE 16

Image Date: 09/20/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
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
09/13/2024	9:33 AM	VI	VI	EMA		
09/13/2024	9:33 AM	8	QC	MAM		
10/21/2022	10:26 AM	LG	S	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
RBR20		Interior/Exterior Remodel	06/12/2019	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	3.300	41.960	45.260
Total	3.300	41.960	45.260

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			125	116	0.88								9	75.00	40.00	15.00	15.00	3.300

Total Market Land Value 3,300

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-FR
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: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
Bsmt Type: 3-Partial - 3
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 116,480
Percent Good: 53
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 61,740
Other Improvement RCN: 0
Other Improvement Value: 0

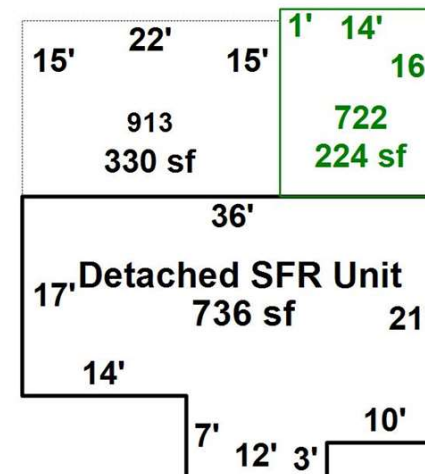
CALCULATED VALUES

Cost Land: 3,300
Cost Building: 61,740
Cost Total: 65,040
Income Value: 0
Market Value: 68,300
MRA Value: 67,600
Weighted Estimate: 68,700

FINAL VALUES

Value Method: IDXVAL
Land Value: 3,300
Building Value: 43,770
Final Value: 47,070
Prior Value: 45,260

612 SE 28th St



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
309-Forced Air Furnace		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	736			
722-Carport, Shed Roof	224	1.00		
801-Total Basement Area	238			
913-Enclosed Wood Deck, Screened Walls	330			