

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-30-15-011.00-0

Quick Ref: R35841

Tax Year: 2025

Run Date: 7/24/2025 11:34:03 PM

OWNER NAME AND MAILING ADDRESS

KALINKA, KATHRYN L

2728 SE KENTUCKY AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2728 SE KENTUCKY 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: M1
Neighborhood: 131.0 131.0 - HIGHLAND PARK
Economic Adj. Factor:
Map / Routing: J11 /
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND PARK, S08, T12, R16, Lot 228 +,
KENTUCKY AVE S 1/2 LOT 228 ALL 230-232
HIGHLAND PARK ADD SECTION 08 TOWNSHIP
12 RANGE 16



Image Date: 09/12/2024

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
09/04/2024	9:53 AM	VI	VI	EMA		
09/04/2024	9:53 AM	8	QC	MAM		
08/28/2019	1:13 PM	VI	VI	MDS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
90919	6,500	Garage	08/01/1990	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	2.820	107.450	110.270
Total	2.820	107.450	110.270

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			63	150	1.00								9	75.00	40.00	15.00	15.00	2.820

Total Market Land Value 2,820

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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: 5-1 1/2 Story Finished
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: AV+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

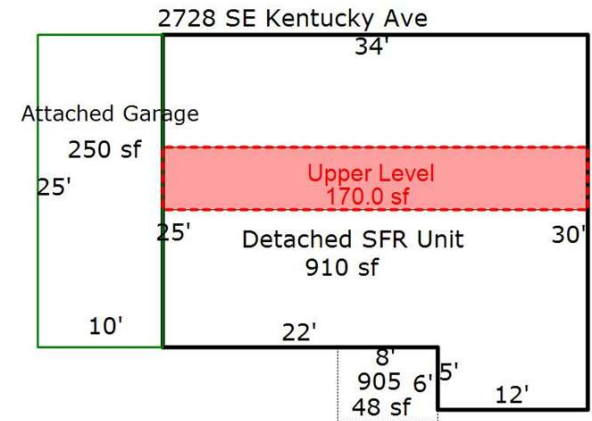
Dwelling RCN: 167,990
Percent Good: 68
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 114,240
Other Improvement RCN: 25,520
Other Improvement Value: 10,720

CALCULATED VALUES

Cost Land: 2,820
Cost Building: 124,960
Cost Total: 127,780
Income Value: 0
Market Value: 132,200
MRA Value: 131,200
Weighted Estimate: 131,300

FINAL VALUES

Value Method: IDXVAL
Land Value: 2,820
Building Value: 111,860
Final Value: 114,680
Prior Value: 110,270



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	1990			960	128	8	040 X 24	1	3	3					25,520	42	10,720

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
102-Frame, Metal or Vinyl Siding		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	1,080			
701-Attached Garage	250			
801-Total Basement Area	850			
802-Minimal Finish Area	408			
904-Slab Porch with Roof	120			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
905-Raised Slab Porch with Roof	48			