

SNCAMA Property Record Card

Parcel ID: 089-097-36-0-40-23-001.00-0

Quick Ref: R14429

Tax Year: 2026

Run Date: 4/4/2026 4:46:33 AM

OWNER NAME AND MAILING ADDRESS

SOLORZANO, FERNANDO MIGUEL & IRM

761 N ZEYN ST  
ANAHEIM, CA 92805

PROPERTY SITUS ADDRESS

1163 SW FILLMORE ST  
Topeka, KS 66604  
1003 SW MUNSON AVE

LAND BASED CLASSIFICATION SYSTEM

Function: 1180 Dwelling conver 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: 3  
Zoning: R2  
Neighborhood: 170.0 170.0 - SW 6TH-HUNTOO  
Economic Adj. Factor:  
Map / Routing: / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

KINGS, S36, T11, R15, BLOCK 11, Lot 407 +,  
FILLMORE ST PT LTS 407 409 411 DAF POB NE  
COR LT 407 75 W 162 N 10 E 66 N 15 W 6 N 50  
TO ST E 102 TO POB BLK 11 SECTION 36  
TOWNSHIP 11 RANGE 15



R14429\_AA 10/23/2025

Image Date: 10/24/2025

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
10/23/2025	9:55 AM	VI	VI	MAM		
12/07/2023	11:40 AM	5	S	EMA		
12/07/2023	11:40 AM	5	QC	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	1.910	155.640	157.550
<b>Total</b>	1.910	155.640	157.550

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	1.910	148.140	150.050
<b>Total</b>	1.910	148.140	150.050

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			75	104	0.91								79	42.00	42.00	10.00	10.00	1.910

Total Market Land Value 1,910

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 3.33-AV+  
 Year Blt: 1910 Est: Yes  
 Eff Year: Link:  
 MS Style: 7-2 1/2 Story Finished  
 LBCSstruct: 1305-Dwelling converted to apa  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 3,040  
 Main Floor Living Area: 1,288  
 Upper Floor Living Area Pct: 136.02  
 CDU: AV-  
 CDU Reason: ER  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 16-Conversion  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 11 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 3 Half Baths:  
 Garage Cap:  
 Foundation: Brick - 5

IMPROVEMENT COST SUMMARY

Dwelling RCN: 440,520  
 Percent Good: 52  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 229,070  
 Other Improvement RCN: 14,760  
 Other Improvement Value: 3,100

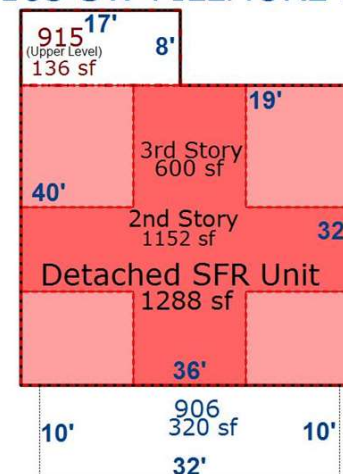
CALCULATED VALUES

Cost Land: 1,910  
 Cost Building: 232,170  
 Cost Total: 234,080  
 Income Value: 0  
 Market Value: 162,700  
 MRA Value: 161,900  
 Weighted Estimate: 160,600

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 1,910  
 Building Value: 155,640  
 Final Value: 157,550  
 Prior Value: 150,050

1163 SW FILLMORE ST



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OV R%	Rsn	Cl s	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1940			264	68	8	22 X 12	1.00	3	2					14,760	21	3,100

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
112-Frame, Wood Shake		50		
131-Veneer, Brick		50		
208-Composition Shingle		100		
309-Forced Air Furnace		38		
313-Wall Furnace		20		
351-Warmed & Cooled Air		42		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	15			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	3,040			
801-Total Basement Area	1,152			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	320			
915-Enclosed Wood Deck, Solid Wall	136			