

SNCAMA Property Record Card

Parcel ID: 089-108-28-0-30-20-004.00-0

Quick Ref: R21665

Tax Year: 2026

Run Date: 7/24/2025 11:30:22 PM

OWNER NAME AND MAILING ADDRESS

HAYES, TAYLOR A

528 NE FREEMAN AVE
TOPEKA, KS 66616

PROPERTY SITUS ADDRESS

528 NE FREEMAN AVE
Topeka, KS 66616

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: 153.0 153.0 - OAKLAND
Economic Adj. Factor:
Map / Routing: D13 / 020
Tax Unit Group: 001-001

TRACT DESCRIPTION

S28, T11, R16, FREEMAN WAS NORTON ST
LOTS 204-206-208 JOHN NORTONS 2ND ADD

Image Date: 09/13/2023

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
09/06/2023	11:09 AM	VI	VI	MAM		
10/28/2019	9:50 AM	1	S	MAM	TAYLOR	2
09/04/2018	9:00 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
MAM19	1	Interior Remodel	03/02/2018	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	5.200	111.580	116.780
Total	5.200	111.580	116.780

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			75	127	0.99								30	50.00	95.00	20.00	20.00	5.200

Total Market Land Value 5,200

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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: 6-1 1/2 Story Unfinished
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area:
Main Floor Living Area:
Upper Floor Living Area Pct:
CDU: GD
CDU Reason:
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel: 2018 /
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 08-Bungalow
Bsmt Type: 2-Crawl - 2
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

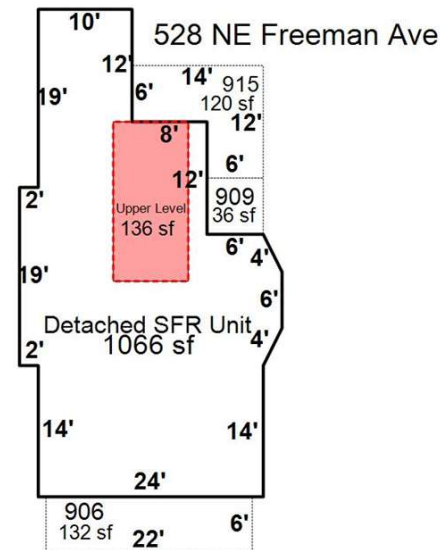
Dwelling RCN: 187,550
Percent Good: 67
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 125,660
Other Improvement RCN: 0
Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 5,200
Cost Building: 125,660
Cost Total: 130,860
Income Value: 0
Market Value: 134,200
MRA Value: 128,300
Weighted Estimate: 136,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 5,200
Building Value: 115,080
Final Value: 120,280
Prior Value: 116,780



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	5			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,202			
801-Total Basement Area	112			
906-Wood Deck with Roof	132			
909-Enclosed Porch, Solid Walls	36			
915-Enclosed Wood Deck, Solid Wall	120			