

SNCAMA Property Record Card

Parcel ID: 089-109-32-0-40-30-007.00-0

Quick Ref: R27485

Tax Year: 2026

Run Date: 4/2/2026 1:06:34 PM

OWNER NAME AND MAILING ADDRESS

ALVARADO, JUAN CARLOS CRUZ

627 SE CALIFORNIA AVE
TOPEKA, KS 66607-2031

PROPERTY SITUS ADDRESS

612 SE LAKE ST
Topeka, KS 66607

LAND BASED CLASSIFICATION SYSTEM

Function: 2540 Bar / tavern / lot Sfx: 0
Activity: 5210 Vehicular parking, storage, et
Ownership: 1100 Private-fee simple
Site: 5000 Developed site - nonbuilding

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C
Living Units:
Zoning: R2
Neighborhood: 303.0 303.0 - EAST TOPEKA
Economic Adj. Factor:
Map / Routing: / EA-NA
Tax Unit Group: 001-001

TRACT DESCRIPTION

PARKDALE ADDITION, S32, T11, R16, Lot 194 +,
LAKE ST LOTS 194-196-198 & N 4 FT OF LOT
200 PARKDALE ADD SECTION 32 TOWNSHIP
11 RANGE 16



Image Date: 01/25/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Residential Street - 4
Location: Major Strip - 4
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered: 30

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/24/2022	11:30 AM	0	S	DWM		
06/07/2017	2:15 PM	0	R	DWM		
09/15/2011	1:35 PM	0	R	TMB		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
C	4.440	1.520	5.960
Total	4.440	1.520	5.960

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	4.440	1.520	5.960
Total	4.440	1.520	5.960

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
Soft	1-Primary Site - 1		9.875				0	150						12	18,000.00	0.30	0.30	0.30	4,440

Total Market Land Value 4,440

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COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN: 41,340
 Eco Adj: 100
 Other Improvement Value: 1,650

AG LAND SUMMARY

Dry Land Acres: 0.00
 Irrigated Acres: 0.00
 Native Grass Acres: 0.00
 Tame Grass Acres: 0.00
 Total Ag Acres: 0.00
 Total Ag Use Value: 0
 Total Ag Mkt Value: 0

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		163-Site Improvements	P	2.00	1	1965			10		8		1	1	1					41,340	4	1,650

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	8,235					