

SNCAMA Property Record Card

Parcel ID: 089-132-09-0-20-04-015.00-0

Quick Ref: R31039

Tax Year: 2026

Run Date: 7/7/2025 1:46:37 AM

OWNER NAME AND MAILING ADDRESS

TURNER, CAMRON A

2240 SE CALIFORNIA AVE
TOPEKA, KS 66605

PROPERTY SITUS ADDRESS

2240 SE CALIFORNIA 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: R1
Neighborhood: 146.0 146.0 - SE12TH-25TH/CAI
Economic Adj. Factor:
Map / Routing: I13 / 015
Tax Unit Group: 001-001

TRACT DESCRIPTION

HIGHLAND ACRES , Lot 16 , CALIFORNIA AVE
LOT 16 HIGHLAND ACRE S SUB TO HIGHLAND
PK LESS ROW SECTION 09 TOWNSHIP 12
RANGE 16



Image Date: 08/14/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/08/2024	11:41 AM	VI	VI	EMA		
08/08/2024	11:41 AM	8	QC	TKS		
12/08/2023	3:40 PM	5	QC	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
91386	300		04/01/1991	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	4.200	86.270	90.470
Total	4.200	86.270	90.470

Not Yet Available

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	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		77	140	1.03	5	80						47	68.00	73.00	15.00	15.00	4.200

Total Market Land Value 4,200

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COMP SALES INFORMATION	
Arch Style:	02-Ranch
Bsmt Type:	4-Full - 4
Total Rooms:	5
Bedrooms:	3
Family Rooms:	
Full Baths:	1
Half Baths:	1
Garage Cap:	
Foundation:	Concrete - 2

2240 SE CALIFORNIA AVE

12'

905 10'

120 sf

26'

42'

24'

Detached SFR Unit

976 sf

20'

34'

4'

8'

905 32 sf

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		8			
602-Plumbing Rough-ins		1			
622-Raised Subfloor		976			
801-Total Basement Area		976			
802-Minimal Finish Area		585			
901-Open Slab Porch		120		3.00	1960

DWELLING COMPONENTS					
	Code	Units	Pct	Quality	Year
	901-Open Slab Porch	216		3.00	1960
	905-Raised Slab Porch with Roof	120			
	905-Raised Slab Porch with Roof	32			