

SNCAMA Property Record Card

Parcel ID: 089-133-08-0-30-01-011.00-0

Quick Ref: R35594

Tax Year: 2026

Run Date: 6/13/2026 7:44:04 PM

OWNER NAME AND MAILING ADDRESS

CEMM PROPERTIES LLC

632 BRENTWOOD DR  
LAWRENCE, KS 66049

PROPERTY SITUS ADDRESS

2539 SE INDIANA 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: R2  
Neighborhood: 131.0 131.0 - HIGHLAND PARK  
Economic Adj. Factor:  
Map / Routing: J11 /  
Tax Unit Group: 001-001

TRACT DESCRIPTION

BAUGHMANS REPLAT (HL PK), S08, T12, R16,  
Lot 1 +, E 26TH ST N 50 FT OF LOTS 1 & 2  
BAUGHMANS REPL OF LOTS 137 THRU 143  
ODD NOS ON INDIANA AVE IN HIGHLAND PARK  
ADD SECTION 08 TOWNSHIP 12 RANGE 16



Image Date: 08/22/2024

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Alley - 7, Sidewalk - 6  
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
08/09/2024	12:20 PM	VI	VI	EMA		
08/09/2024	12:20 PM	8	QC	MAM		
10/12/2023	11:35 AM	6	S	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	2.630	132.470	135.100
<b>Total</b>	<b>2.630</b>	<b>132.470</b>	<b>135.100</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.630	128.200	130.830
<b>Total</b>	<b>2.630</b>	<b>128.200</b>	<b>130.830</b>

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			50	150	1.00								9	75.00	40.00	15.00	15.00	2,630

Total Market Land Value 2,630

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** 1956 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 936  
**Main Floor Living Area:** 936  
**Upper Floor Living Area Pct:**  
**CDU:** AV+  
**CDU Reason:**  
**Phys/Func/Econ:** GD / /  
**Ovr Pct Gd/Rsn:**  
**Remodel:** 2023 / Complete Renovation/Rehab  
**Percent Complete:**  
**Assessment Class:**  
**MU Cls/Pct:**

**COMP SALES INFORMATION**

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

**IMPROVEMENT COST SUMMARY**

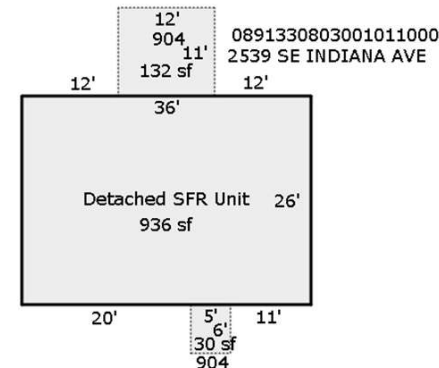
**Dwelling RCN:** 149,160  
**Percent Good:** 74  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 110,380  
**Other Improvement RCN:** 11,720  
**Other Improvement Value:** 3,520

**CALCULATED VALUES**

**Cost Land:** 2,630  
**Cost Building:** 113,900  
**Cost Total:** 116,530  
**Income Value:** 0  
**Market Value:** 135,100  
**MRA Value:** 132,900  
**Weighted Estimate:** 135,800

**FINAL VALUES**

**Value Method:** MKT  
**Land Value:** 2,630  
**Building Value:** 132,470  
**Final Value:** 135,100  
**Prior Value:** 130,830



Sketch by Apex Medina™

**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	1.00	1	1956			288	72	8	024 X 12	1	3	3					11,720	30	3,520

**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	936			
801-Total Basement Area	936			
904-Slab Porch with Roof	132			
904-Slab Porch with Roof	30			