

SNCAMA Property Record Card

Parcel ID: 089-097-35-0-20-17-023.00-0

Quick Ref: R11168

Tax Year: 2022

Run Date: 6/18/2025 2:12:14 AM

OWNER NAME AND MAILING ADDRESS

MILLER, JOLENE C

11453 S WATERFORD DR
OLATHE, KS 66061-3449

PROPERTY SITUS ADDRESS

813 SW WATSON AVE
Topeka, KS 66606

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: 167.1 167.1 - SW GAGE-MACVI
Economic Adj. Factor:
Map / Routing: E05 / 010
Tax Unit Group: 001-001

TRACT DESCRIPTION

MONTEITH PLACE, S35, T11, R15, Lot 191 +,
 WATSON AVE LOTS 191-192 MONTEITH PLACE
 ADD SECTION 35 TOWNSHIP 11 RANGE 15



Image Date: 08/06/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
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
07/26/2021	8:55 AM	VI	VI	SJN		
07/26/2021	8:55 AM	8	QC	KMM		
12/20/2018	1:00 PM	1	P	MDS	CHAD	4

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
JRS19	1	Interior Remodel	05/25/2018	C	100

2022 APPRAISED VALUE

2021 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	8,480	128,500	136,980
Total	8,480	128,500	136,980

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		50	150	1.06								91	50.00	160.00	50.00	50.00	8,480

Total Market Land Value 8,480

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.67-AV-
Year Blt: 1949 **Est:**
Eff Year:
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 932
Main Floor Living Area: 932
Upper Floor Living Area Pct:
CDU: VG
CDU Reason:
Phys/Func/Econ: VG+ / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

Dwelling RCN: 145,800
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 109,350
Other Improvement RCN: 8,470
Other Improvement Value: 2,540

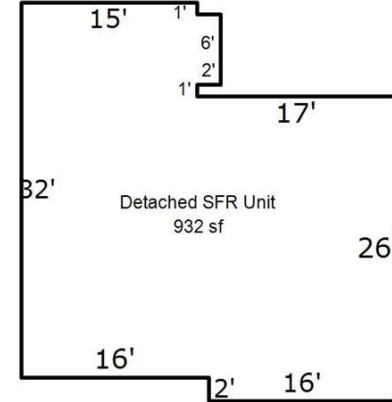
CALCULATED VALUES

Cost Land: 8,480
Cost Building: 111,890
Cost Total: 120,370
Income Value: 0
Market Value: 152,700
MRA Value: 153,700
Weighted Estimate: 153,400

FINAL VALUES

Value Method: IDXVAL
Land Value: 8,480
Building Value: 149,050
Final Value: 157,530
Prior Value: 136,980

813 SW WATSON AVE



OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1	152-Residential Garage - Detach	D	1.00	1	1950			280	68	8	020 X 14	1	3	3					8,470	30	2,540

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		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	932			
801-Total Basement Area	920			
803-Partition Finish Area	759			
901-Open Slab Porch	311			
902-Raised Slab Porch	96		3.00	1949