

SNCAMA Property Record Card

Parcel ID: 089-097-26-0-30-04-004.00-0

Quick Ref: R10134

Tax Year: 2025

Run Date: 6/15/2026 8:48:09 PM

OWNER NAME AND MAILING ADDRESS

ATHNOS, DANIEL & FLOSSY T

7225 SW 33RD ST  
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

312 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: / 010  
Tax Unit Group: 001-001

TRACT DESCRIPTION

ARLINGTON HEIGHTS, S26, T11, R15, Lot 86 +,  
WATSON LOTS 86-88 ARLINGTON HGTS ADD  
SECTION 26 TOWNSHIP 11 RANGE 15



Image Date: 09/22/2023

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
09/21/2023	1:00 PM	5	S	SJN		
07/22/2021	9:19 AM	VI	VI	SJN		
07/22/2021	9:19 AM	8	QC	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.480	144.270	152.750
<b>Total</b>	<b>8.480</b>	<b>144.270</b>	<b>152.750</b>

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	8.480	139.820	148.300
<b>Total</b>	<b>8.480</b>	<b>139.820</b>	<b>148.300</b>

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
-------	-------	-------------

NEW CONSTRUCTION

Class	Value	Reason Code
-------	-------	-------------

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	1.06								91	50.00	160.00	50.00	50.00	8.480

Total Market Land Value 8,480

SNCAMA Property Record Card

Parcel ID: 089-097-26-0-30-04-004.00-0

Quick Ref: R10134

Tax Year: 2025

Run Date: 6/15/2026 8:48:09 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1980 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 930  
 Main Floor Living Area: 930  
 Upper Floor Living Area Pct:  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

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

IMPROVEMENT COST SUMMARY

Dwelling RCN: 158,950  
 Percent Good: 77  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 122,390  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

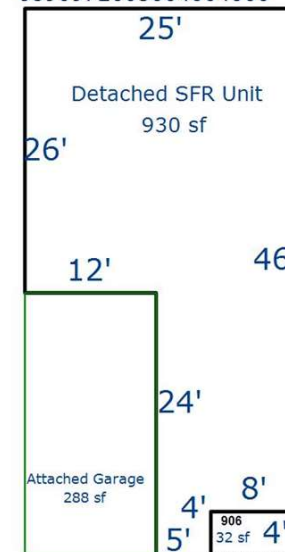
CALCULATED VALUES

Cost Land: 8,480  
 Cost Building: 122,390  
 Cost Total: 130,870  
 Income Value: 0  
 Market Value: 147,500  
 MRA Value: 143,900  
 Weighted Estimate: 151,400

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 8,480  
 Building Value: 144,270  
 Final Value: 152,750  
 Prior Value: 148,300

0890972603004004000



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	930			
701-Attached Garage	288			
736-Garage Finish, Attached	288			
801-Total Basement Area	465			
901-Open Slab Porch	300			
901-Open Slab Porch	32			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
906-Wood Deck with Roof	32			