

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-30-06-017.00-0

Quick Ref: R51345

Tax Year: 2026

Run Date: 8/2/2025 4:32:06 AM

OWNER NAME AND MAILING ADDRESS

KANATZAR. JEFF A & LISA A

3623 SE 22ND TER
TOPEKA, KS 66614

PROPERTY SITUS ADDRESS

2633 SW ARROWHEAD RD A
Topeka, KS 66614

LAND BASED CLASSIFICATION SYSTEM

Function: 1102 Duplex **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: M2
Neighborhood: 710.0 710.0 - CHELSEA GARDE
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 001-001



Image Date: 07/08/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, 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
07/08/2024	12:40 PM	5	S	RBR		
06/17/2021	1:02 PM	1	S	JGW	JOHN HAYNES	1
10/28/2020	9:43 AM	VI	VI	JGW		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
12-0085	1	Dwelling Addition	05/01/2012	C	100
91040	120,000	Dwelling	07/31/1991	C	100
91041	120,000	Dwelling	07/31/1991	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	10.900	192.480	203.380
Total	10.900	192.480	203.380

Not Yet Available

TRACT DESCRIPTION

WESTPORT SUB B, S09, T12, R15, BLOCK C,
Lot 7, ARROWHEAD RD BLK C LOT 7 LESS S
39.78' SECTION 09 TOWNSHIP 12 RANGE 15

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	6-Duplex Half Lot - 6			102	150	1.11								2	80.00	120.00	10.00	10.00	10.900

Total Market Land Value 10,900

SNCAMA Property Record Card

Parcel ID: 089-142-09-0-30-06-017.00-0

Quick Ref: R51345

Tax Year: 2026

Run Date: 8/2/2025 4:32:06 AM

DWELLING INFORMATION	
Res Type:	5-Duplex
Quality:	3.00-AV
Year Blt:	Est:
Eff Year:	Link:
MS Style:	1-One Story
LBCSstruct:	1121-Single unit in duplex (half-
No. of Units:	
Total Living Area:	
Calculated Area:	
Main Floor Living Area:	
Upper Floor Living Area Pct:	
CDU:	AV
CDU Reason:	
Phys/Func/Econ:	AV / /
Ovr Pct Gd/Rsn:	
Remodel:	
Percent Complete:	
Assessment Class:	
MU CIs/Pct:	

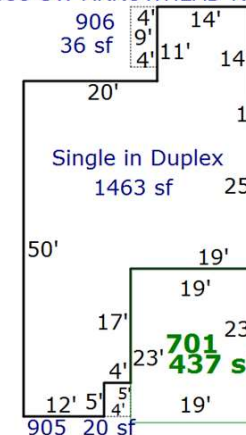
COMP SALES INFORMATION	
Arch Style:	02-Ranch
Bsmt Type:	4-Full - 4
Total Rooms:	Bedrooms:
Family Rooms:	
Full Baths:	Half Baths:
Garage Cap:	
Foundation:	Concrete - 2

IMPROVEMENT COST SUMMARY	
Dwelling RCN:	259,040
Percent Good:	81
Mkt Adj:	100
Eco Adj:	100
Building Value:	209,820
Other Improvement RCN:	0
Other Improvement Value:	0

CALCULATED VALUES	
Cost Land:	10,900
Cost Building:	209,820
Cost Total:	220,720
Income Value:	0
Market Value:	204,100
MRA Value:	206,400
Weighted Estimate:	202,700

FINAL VALUES	
Value Method:	IDXVAL
Land Value:	10,900
Building Value:	196,550
Final Value:	207,450
Prior Value:	203,380

2633 SW ARROWHEAD RD A



Sketch by Apex Media™

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	11			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,463			
641-Single 1-Story Fireplace	1			
701-Attached Garage	437			
736-Garage Finish, Attached	437			
801-Total Basement Area	1,267			
802-Minimal Finish Area	400			

DWELLING COMPONENTS				
Code	Units	Pct	Quality	Year
901-Open Slab Porch	100		3.00	
905-Raised Slab Porch with Roof	20			
906-Wood Deck with Roof	36		3.00	2012