

SNCAMA Property Record Card

Parcel ID: 089-019-31-0-20-01-001.32-0

Quick Ref: R1878

Tax Year: 2026

Run Date: 4/3/2026 12:15:57 PM

**OWNER NAME AND MAILING ADDRESS**

FRICK, JACOB D & LINDA K REVOCABLE

5139 NW ROCHESTER RD  
TOPEKA, KS 66617

**PROPERTY SITUS ADDRESS**

5139 NW ROCHESTER RD  
Topeka, KS 66617

**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:** RR1  
**Neighborhood:** 285.0 285.0 - SEAMAN USD345  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 301-301

**TRACT DESCRIPTION**

S31 , T10 , R16 , BEG 981.83' N OF SE COR NW  
1/4 TH W 123.45' SWLY 174.31' NWLY ON ARC  
3 71.71' W 62.15' N 193.90' E 695.99' S 200' TO  
POB LESS ROW



R1878\_AA 09/09/2025

Image Date: 09/09/2025

**PROPERTY FACTORS**

**Topography:** Above Street - 2  
**Utilities:** Public Water - 3, Septic - 6, Gas - 7  
**Access:** Paved Road - 1  
**Fronting:** Secondary Street - 3  
**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
09/09/2025	12:04 PM	VI	VI	KMM		
09/28/2021	9:30 AM	1	S	KMM	LINDA FRICK	1
08/19/2019	10:10 AM	VI	VI	KMM		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
97011	200,000	Dwelling	01/24/1997	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	70.690	600.370	671.060
<b>Total</b>	<b>70.690</b>	<b>600.370</b>	<b>671.060</b>

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	67.220	571.880	639.100
<b>Total</b>	<b>67.220</b>	<b>571.880</b>	<b>639.100</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
Acre	1-Primary Site - 1		3.46				5	175						71	1.00	34,000.00	2,600.00	2,600.00	70,690

Total Market Land Value 70,690

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 4.33-GD+  
 Year Blt: 1997 Est:  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 2,577  
 Main Floor Living Area: 2,577  
 Upper Floor Living Area Pct:  
 CDU: AV+  
 CDU Reason: LO  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 15-Walkout Ranch  
 Bsmt Type: 5-Walkout - 5  
 Total Rooms: 11 Bedrooms: 5  
 Family Rooms: 1  
 Full Baths: 4 Half Baths: 1  
 Garage Cap: 3  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

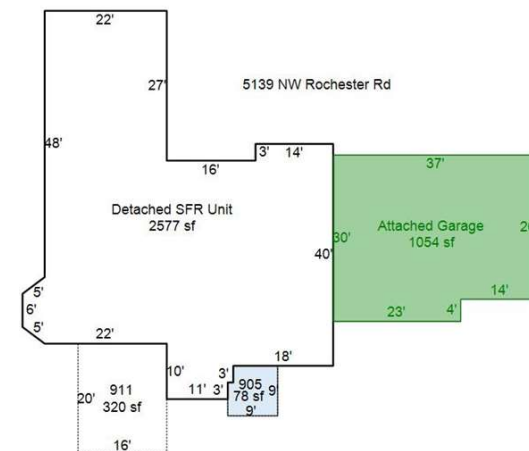
Dwelling RCN: 784,440  
 Percent Good: 86  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 674,620  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 70,690  
 Cost Building: 674,620  
 Cost Total: 745,310  
 Income Value: 0  
 Market Value: 704,300  
 MRA Value: 716,100  
 Weighted Estimate: 699,400

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 70,690  
 Building Value: 600,370  
 Final Value: 671,060  
 Prior Value: 639,100



DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
109-Frame, Stucco		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	22			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,577			
641-Single 1-Story Fireplace	1			
701-Attached Garage	1,054			
736-Garage Finish, Attached	1,054			
801-Total Basement Area	2,897			
803-Partition Finish Area	1,933			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	808		3.00	1997
903-Wood Deck	336		3.00	1997
903-Wood Deck	204		3.00	1997
903-Wood Deck	89		3.00	1997
905-Raised Slab Porch with Roof	84			
905-Raised Slab Porch with Roof	78			
911-Raised Enclosed Porch, Knee Walls w/Glass	320			