

SNCAMA Property Record Card

Parcel ID: 089-133-06-0-10-14-001.00-0

Quick Ref: R32988

Tax Year: 2026

Run Date: 5/22/2026 11:35:05 AM

**OWNER NAME AND MAILING ADDRESS**

SNYDER, JENNIFER LYNN

1201 SE QUINCY ST  
TOPEKA, KS 66612

**PROPERTY SITUS ADDRESS**

1201 SE QUINCY ST  
Topeka, KS 66612

**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:** M3  
**Neighborhood:** 131.1 131.1 - SE 11TH-21ST, SE  
**Economic Adj. Factor:**  
**Map / Routing:** /  
**Tax Unit Group:** 001-001

**TRACT DESCRIPTION**

RITCHIE'S ADDITION , Lot 397 + , QUINCY ST E  
80FT LOT 397 & E 80FT O F N 14FT OF LOT 399  
RITCHIES ADD SECTION 06 TOWNSHIP 12  
RANGE 16



Image Date: 08/28/2025

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Alley - 7  
**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
08/28/2025	11:52 AM	VI	VI	MAM		
08/04/2021	12:10 PM	5	S	MAM		
07/12/2021	3:00 PM	10	S	MAM		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
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**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	1.110	96.670	97.780
<b>Total</b>	1.110	96.670	97.780

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	1.110	92.010	93.120
<b>Total</b>	1.110	92.010	93.120

**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			39	80	0.80								12	50.00	30.00	10.00	10.00	1.110

Total Market Land Value 1,110

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 3.00-AV  
 Year Blt: 1915 Est: Yes  
 Eff Year: Link:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,716  
 Main Floor Living Area: 948  
 Upper Floor Living Area Pct: 81.01  
 CDU: FR  
 CDU Reason:  
 Phys/Func/Econ: GD / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 08-Bungalow  
 Bsmt Type: 4-Full - 4  
 Total Rooms: 8 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap:  
 Foundation: Brick - 5

**IMPROVEMENT COST SUMMARY**

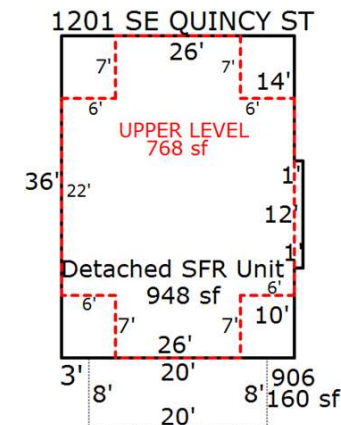
Dwelling RCN: 250,280  
 Percent Good: 46  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 115,130  
 Other Improvement RCN: 0  
 Other Improvement Value: 0

**CALCULATED VALUES**

Cost Land: 1,110  
 Cost Building: 115,130  
 Cost Total: 116,240  
 Income Value: 0  
 Market Value: 108,800  
 MRA Value: 112,000  
 Weighted Estimate: 106,500

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 1,110  
 Building Value: 96,670  
 Final Value: 97,780  
 Prior Value: 93,120



Sketch by Apex Media™

**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	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,716			
641-Single 1-Story Fireplace	1			
801-Total Basement Area	936			
901-Open Slab Porch	258	2.00		1976
906-Wood Deck with Roof	160			