

SNCAMA Property Record Card

Parcel ID: 089-141-12-0-10-16-005.00-0

Quick Ref: R47217

Tax Year: 2026

Run Date: 6/15/2026 8:59:38 PM

OWNER NAME AND MAILING ADDRESS

SNYDER, MEREDITH 50 %  
MIRAVALLE, MICHAEL & MEREDITH 50 %

2416 SW BUCHANAN ST  
TOPEKA, KS 66611

PROPERTY SITUS ADDRESS

2416 SW BUCHANAN ST  
Topeka, KS 66611

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: 122.0 122.0 - SW 21ST-27, LINC  
Economic Adj. Factor:  
Map / Routing: /  
Tax Unit Group: 002-002

TRACT DESCRIPTION

QUINTON & STEELES, S12, T12, R15, Lot 2416  
+, BUCHANAN WAS LINCOLN ST LOT 2416 & N  
1/2 OF LOT 2418 QUINTON & STEELES ADD  
SECTION 12 TOWNSHIP 12 RANGE 15



Image Date: 08/14/2025

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
08/14/2025	11:29 AM	VI	VI	MAM		
09/14/2020	9:00 AM	1	S	MAM	MEREDITH	1
07/06/2020	8:43 AM	VI	VI	MAM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

Cls	Land	Building	Total
R	2.170	50.240	52.410
<b>Total</b>	<b>2.170</b>	<b>50.240</b>	<b>52.410</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	2.170	47.740	49.910
<b>Total</b>	<b>2.170</b>	<b>47.740</b>	<b>49.910</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
Fron	3-Irregular Lot - 3			39	125	0.98								32	65.00	40.00	15.00	15.00	2,170

Total Market Land Value 2,170

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 2.33-FR+  
**Year Blt:** 1930 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 756  
**Main Floor Living Area:** 756  
**Upper Floor Living Area Pct:**  
**CDU:** AV-  
**CDU Reason:**  
**Phys/Func/Econ:** AV+ / /  
**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:** 4 **Bedrooms:** 2  
**Family Rooms:**  
**Full Baths:** 1 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Stone - 4

**IMPROVEMENT COST SUMMARY**

**Dwelling RCN:** 124,390  
**Percent Good:** 53  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 65,930  
**Other Improvement RCN:** 0  
**Other Improvement Value:** 0

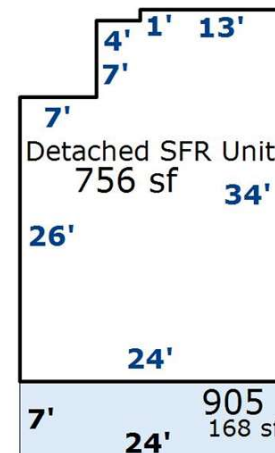
**CALCULATED VALUES**

**Cost Land:** 2,170  
**Cost Building:** 65,930  
**Cost Total:** 68,100  
**Income Value:** 0  
**Market Value:** 81,400  
**MRA Value:** 73,900  
**Weighted Estimate:** 90,000

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 2,170  
**Building Value:** 50,240  
**Final Value:** 52,410  
**Prior Value:** 49,910

2416 SW BUCHANAN ST



**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	756			
801-Total Basement Area	624			
905-Raised Slab Porch with Roof	168			