

SNCAMA Property Record Card

Parcel ID: 089-048-34-0-30-08-001.00-0

Quick Ref: R4990

Tax Year: 2025

Run Date: 4/4/2026 8:56:36 AM

OWNER NAME AND MAILING ADDRESS

DAVIS, GERALD F

PO BOX 353  
ROSSVILLE, KS 66533-0353

PROPERTY SITUS ADDRESS

603 PINE ST  
Rossville, KS 66533



Image Date: 08/22/2024

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: 181.0 181.0 - ROSSVILLE USD3  
Economic Adj. Factor:  
Map / Routing: / 020  
Tax Unit Group: 131-131

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
08/16/2024	10:24 AM	VI	VI	KMM		
05/17/2022	9:53 AM	5	S	KMM		
09/09/2019	1:04 PM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8.820	97.770	106.590
<b>Total</b>	<b>8.820</b>	<b>97.770</b>	<b>106.590</b>

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	8.820	94.670	103.490
<b>Total</b>	<b>8.820</b>	<b>94.670</b>	<b>103.490</b>

TRACT DESCRIPTION

MCADAMS ADD TO ROSSVILLE, S34, T10, R13,  
Lot 145 +, PINE STREET LOTS 145-147-149-151  
ROSSVILLE CITY MCADAMS ADD SECTION 34  
TOWNSHIP 10 RANGE 13

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			100	142	0.98								114	100.00	90.00	10.00	10.00	8.820

Total Market Land Value 8,820

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence  
 Quality: 2.33-FR+  
 Year Blt: 1910 Est: Yes  
 Eff Year: Link:  
 MS Style: 1-One Story  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 988  
 Main Floor Living Area: 988  
 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: 2-Crawl - 2  
 Total Rooms: 4 Bedrooms: 2  
 Family Rooms:  
 Full Baths: 1 Half Baths:  
 Garage Cap:  
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

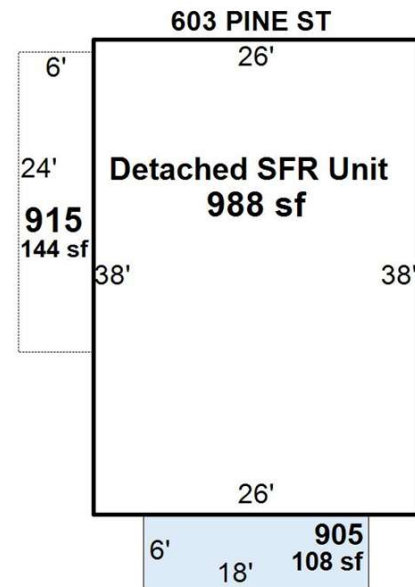
Dwelling RCN: 146,540  
 Percent Good: 62  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 90,860  
 Other Improvement RCN: 23,540  
 Other Improvement Value: 7,060

CALCULATED VALUES

Cost Land: 8,820  
 Cost Building: 97,920  
 Cost Total: 106,740  
 Income Value: 0  
 Market Value: 119,600  
 MRA Value: 125,500  
 Weighted Estimate: 116,500

FINAL VALUES

Value Method: IDXVAL  
 Land Value: 8,820  
 Building Value: 97,770  
 Final Value: 106,590  
 Prior Value: 103,490



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1955			572	96	8	026 X 22	1	3	3					23,540	30	7,060

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	988			
801-Total Basement Area	189			
905-Raised Slab Porch with Roof	108			
915-Enclosed Wood Deck, Solid Wall	144			