

SNCAMA Property Record Card

Parcel ID: 089-122-04-0-00-02-008.01-0

Quick Ref: R28005

Tax Year: 2025

Run Date: 7/16/2025 3:34:10 AM

OWNER NAME AND MAILING ADDRESS

KRAISINGER, BRUCE & KRISTINE

7139 SE US 40 HWY
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

7139 SE US 40 HWY
Tecumseh, KS 66542

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: RA1
Neighborhood: 195.0 195.0 - SE 2ND - 61ST-ST
Economic Adj. Factor:
Map / Routing: /
Tax Unit Group: 351-351



Image Date: 08/24/2023

PROPERTY FACTORS

Topography: Below Street - 3
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Major Strip or CBD - 1
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
08/21/2023	9:52 AM	VI	VI	TKS		
06/23/2020	12:10 PM	1	S	TKS	BRUCE KRAISINGER	1
02/04/2019	12:30 PM	5	P	RBR		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
12-0297	65,000	Dwelling	07/27/2012	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	26.240	321.910	348.150
Total	26.240	321.910	348.150

TRACT DESCRIPTION

S04, T12, R17, ACRES 4.12, BEG SE COR SW 1/4, W 571.5, N 872.39, E 571.48, S 867.93 TO POB LESS TRACT DAF BEG SE COR SW 1/4 TH W 569.71 N 558.19 E 297.67 SE 115.21 NE 219.46 S 541.16 TO POB LESS ROW

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		4.12											30	1.00	20,000.00	2,200.00	2,200.00	26,860

Total Market Land Value 26,860

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
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: 04-Conventional
Bsmt Type: 2-Crawl - 2
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

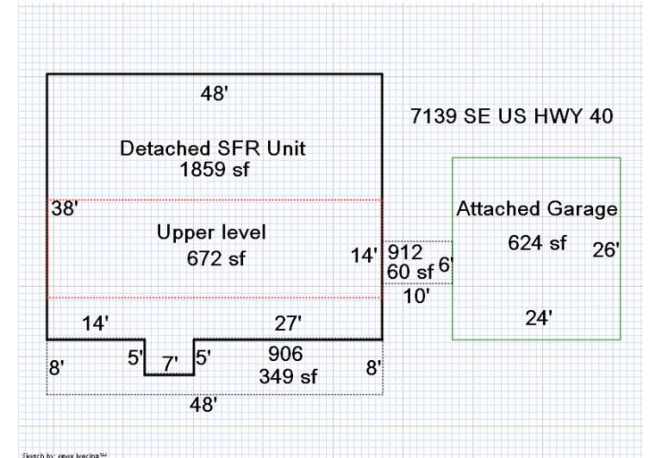
Dwelling RCN: 336,100
Percent Good: 90
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 302,490
Other Improvement RCN: 3,660
Other Improvement Value: 2,300

CALCULATED VALUES

Cost Land: 26,860
Cost Building: 304,790
Cost Total: 331,650
Income Value: 0
Market Value: 365,800
MRA Value: 361,500
Weighted Estimate: 360,400

FINAL VALUES

Value Method: IDXVAL
Land Value: 26,860
Building Value: 335,220
Final Value: 362,080
Prior Value: 348,150



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	CIs	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	2013			128		8		1	3						3,660	63	2,300

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
101-Frame, Hardboard Sheets		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	13			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,531			
701-Attached Garage	624			
903-Wood Deck	140			
906-Wood Deck with Roof	349			
912-Raised Enclosed Porch, Solid Walls	60			