

SNCAMA Property Record Card

Parcel ID: 089-123-06-0-40-01-001.07-0

Quick Ref: R28137

Tax Year: 2025

Run Date: 7/2/2025 1:20:11 AM

OWNER NAME AND MAILING ADDRESS

ANGLE. RYAN L & AUBREY D

1525 SE SHAWNEE HEIGHTS RD
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

1525 SE SHAWNEE HEIGHTS RD
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: RR1
Neighborhood: 495.0 495.0 - US 40-61ST- SHA
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

TRACT DESCRIPTION

S06, T12, R17, ACRES 5.95, 6-12-17 COMM
1243.68 S NW COR E 1/2 SE 1/4 TH E 1295.71 S
200 W 1295.71 N 200 TO POB



Image Date: 08/18/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
08/17/2023	12:47 PM	VI	VI	TKS		
10/08/2020	2:30 PM	5	S	TKS		
10/17/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
13-0194	930	Shed	05/16/2013	C	100
C0498	1,500	Patio or Deck	09/07/2006	C	0
88603	105,000	Dwelling	12/16/1998	C	100

2025 APPRAISED VALUE

2024 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	38.860	409.290	448.150
Total	38.860	409.290	448.150

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	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	5.95											79	1.00	25,000.00	3,000.00	3,000.00	39,850

Total Market Land Value 39,850

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 4.00-GD
Year Blt: 1989 **Est:**
Eff Year:
MS Style: 5-1 1/2 Story Finished
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 2,087
Main Floor Living Area: 1,472
Upper Floor Living Area Pct: 41.78
CDU: GD
CDU Reason:
Phys/Func/Econ: GD / /
Ovr Pct Gd/Rsn:
Remodel:
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 04-Conventional
Bsmt Type: 4-Full - 4
Total Rooms: 8 **Bedrooms:** 4
Family Rooms: 1
Full Baths: 3 **Half Baths:** 1
Garage Cap:
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

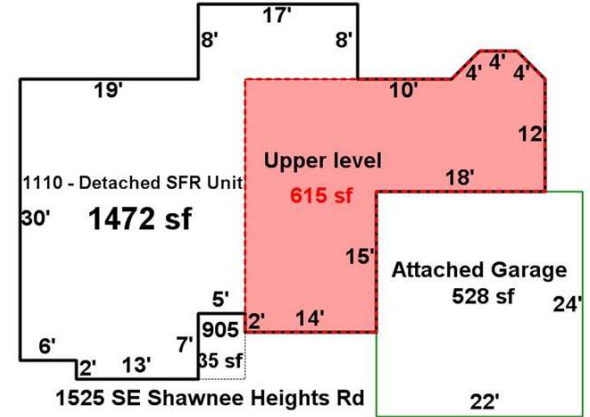
Dwelling RCN: 496,770
Percent Good: 84
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 417,280
Other Improvement RCN: 6,420
Other Improvement Value: 2,250

CALCULATED VALUES

Cost Land: 39,850
Cost Building: 419,530
Cost Total: 459,380
Income Value: 0
Market Value: 487,000
MRA Value: 497,600
Weighted Estimate: 485,800

FINAL VALUES

Value Method: IDXVAL
Land Value: 39,850
Building Value: 426,230
Final Value: 466,080
Prior Value: 448,150



OTHER BUILDING IMPROVEMENTS

No.	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	2.67	1	1989			224		8	14 X 16	1.00	3						6,420	35	2,250

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	16			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,087			
641-Single 1-Story Fireplace	1			
701-Attached Garage	528			
736-Garage Finish, Attached	528			
801-Total Basement Area	1,472			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
803-Partition Finish Area	1,269			
901-Open Slab Porch	234	3.00		1989
903-Wood Deck	870			
905-Raised Slab Porch with Roof	35			