

SNCAMA Property Record Card

Parcel ID: 089-124-20-0-00-01-041.00-0

Quick Ref: R28442

Tax Year: 2025

Run Date: 5/23/2025 1:12:33 AM

OWNER NAME AND MAILING ADDRESS

ROLAND, DAVID R & KATHLEEN A

6035 SE 44TH ST
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

6035 SE 44TH ST
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: 495.0 495.0 - US 40-61ST- SHA
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
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:



Image Date: 08/14/2023

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/11/2023	1:23 PM	VI	VI	TKS		
10/06/2022	3:04 PM	5	S	RBR		
06/09/2022	1:15 PM	6	S	SJN		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	16.940	268.600	285.540
Total	16.940	268.600	285.540

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	16.940	257.620	274.560
Total	16.940	257.620	274.560

TRACT DESCRIPTION

S20, T12, R17, BEG 454 N & 230 E OF SW COR
OF SW 1/4 E 130', S 160', W 130', N 160' TO POB

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
Fron	1-Regular Lot - 1		130	160	1.03								21	100.00	160.00	15.00	15.00	16.940

Total Market Land Value 16,940

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1967 **Est:** Yes
Eff Year:
MS Style: 12-Bi-level
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,388
Main Floor Living Area: 1,388
Upper Floor Living Area Pct:
CDU: GD
CDU Reason:
Phys/Func/Econ: VG / /
Ovr Pct Gd/Rsn:
Remodel: 2022 / Complete Renovation/Rehab -
Percent Complete:
Assessment Class:
MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 01-Bi-Level
Bsmt Type: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms: 1
Full Baths: 3 **Half Baths:**
Garage Cap: 2
Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

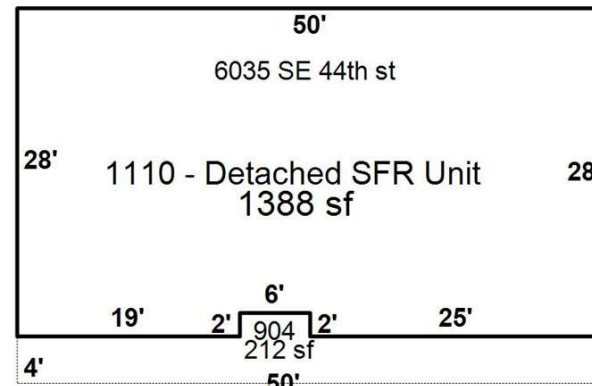
Dwelling RCN: 276,270
Percent Good: 78
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 215,490
Other Improvement RCN: 5,280
Other Improvement Value: 4,540

CALCULATED VALUES

Cost Land: 16,940
Cost Building: 220,030
Cost Total: 236,970
Income Value: 0
Market Value: 308,400
MRA Value: 300,600
Weighted Estimate: 310,400

FINAL VALUES

Value Method: IDXVAL
Land Value: 16,940
Building Value: 268,600
Final Value: 285,540
Prior Value: 274,560



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	2.00	1	2022			220	62	8	11 X 20	1.00	3	3					5,280	86	4,540

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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,388			
644-Double 1-Story Fireplace	1			
801-Total Basement Area	1,200			
803-Partition Finish Area	432			
806-Basement Garage, Double	1			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
903-Wood Deck	192			
904-Slab Porch with Roof	212			