

SNCAMA Property Record Card

Parcel ID: 089-128-28-0-00-01-001.01-4

Quick Ref: R28594

Tax Year: 2025

Run Date: 5/25/2025 11:31:44 PM

OWNER NAME AND MAILING ADDRESS

FISHER. PEDER QUINN & KATARINA JOY

7343 SE 45TG ST
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

7343 SE 45TH 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: 195.0 195.0 - SE 2ND - 61ST-ST
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 401-401

TRACT DESCRIPTION

S28, T12, R17, ACRES 10.69, TR BEG 1365.74'
W NE COR NE 1/4 TH S 645', E 144', S 1109.05',
W 385', N 1109.05', E 181', N 645', E 60' TO POB
LESS ROW



Image Date: 07/24/2023

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Street - 3
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
08/10/2023	10:24 AM	VI	VI	TKS		
07/21/2023	1:40 PM	5	S	TKS		
10/09/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2025 APPRAISED VALUE

Cls	Land	Building	Total
R	41.320	226.780	268.100
Total	41.320	226.780	268.100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	39.380	221.920	261.300
Total	39.380	221.920	261.300

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	10.69											30	1.00	20,000.00	2,200.00	2,200.00	41,320

Total Market Land Value 41,320

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 2.67-AV-

Year Blt: 1900 Est: Yes

Eff Year:

MS Style: 2-Two Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,340

Main Floor Living Area: 1,338

Upper Floor Living Area Pct: 74.88

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: 09-Old Style

Bsmt Type: 3-Partial - 3

Total Rooms: 6 Bedrooms: 3

Family Rooms:

Full Baths: 1 Half Baths: 1

Garage Cap:

Foundation: Stone - 4

IMPROVEMENT COST SUMMARY

Dwelling RCN: 307,580

Percent Good: 67

Mkt Adj: 100 Eco Adj: 100

Building Value: 206,080

Other Improvement RCN: 69,040

Other Improvement Value: 15,050

CALCULATED VALUES

Cost Land: 41,320

Cost Building: 221,130

Cost Total: 262,450

Income Value: 0

Market Value: 268,100

MRA Value: 262,500

Weighted Estimate: 274,900

FINAL VALUES

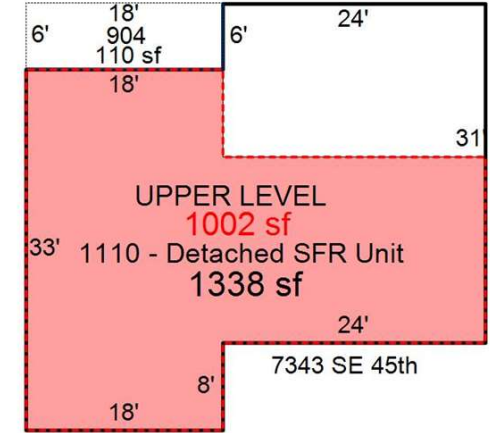
Value Method: MKT

Land Value: 41,320

Building Value: 226,780

Final Value: 268,100

Prior Value: 261,300



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	152-Residential Garage - Detach	C	2.00	1	1900			576	96	8	024 X 24	1	2	3					27,760	29	8,050
2	100-Bank Barn, General Purpos	D	2.00	1	1950			1,664	168	16	52 X 32	1	2	3					34,810	19	6,610
3	456-Tool Shed	D	1.00	1	1950			456	100	8	38 X 12	1	2	3					6,460	6	390

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
134-Veneer, Stone		100		
208-Composition Shingle		100		
311-Radiators, Hot Water		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	7			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,340			
801-Total Basement Area	501			
901-Open Slab Porch	192	3.00	1900	

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	198	3.00	1900	
904-Slab Porch with Roof	110			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
2	910-Single -Wall-Boards on Wood		100				
3	910-Single -Wall-Boards on Wood		100				

