

SNCAMA Property Record Card

Parcel ID: 089-048-34-0-10-01-020.01-0

Quick Ref: R4711

Tax Year: 2026

Run Date: 7/22/2025 12:59:03 AM

OWNER NAME AND MAILING ADDRESS

HOLLOWAY, MARVIN N & JERRY DIANE

420 ORANGE ST
ROSSVILLE, KS 66533

PROPERTY SITUS ADDRESS

420 ORANGE ST
Rossville, KS 66533

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: / 020CS
Tax Unit Group: 130-130

TRACT DESCRIPTION

ROSSVILLE, S34, T10, R13, Lot 66 +, BEG 5' N
SE COR LT 70 ORANGE ST CITY OF
ROSSVILLE; TH W 69.5' N 60.62' E 69.53' S 59'
TO POB SECTION 34 TOWNSHIP 10 RANGE 13



Image Date: 04/16/2025

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Landlocked/None - 5, Alley - 7
Fronting: None - 0
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
04/16/2025	10:07 AM	1	S	BEJ	JERRY DIANE HOLLOWA	1
09/09/2024	9:50 AM	5	S	KMM		
08/17/2024	10:03 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
pp20	1	Shed	04/12/2019	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	2.840	115.760	118.600
Total	2.840	115.760	118.600

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			60	69	0.66	4	50						114	100.00	90.00	10.00	10.00	2.840

Total Market Land Value 2,840

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.00-FR
Year Blt: **Est:**
Eff Year: **Link:**
MS Style: 1-One Story
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: 02-Ranch
Bsmt Type: 1-Slab - 1
Total Rooms: **Bedrooms:**
Family Rooms:
Full Baths: **Half Baths:**
Garage Cap:
Foundation: None - 1

IMPROVEMENT COST SUMMARY

Dwelling RCN: 131,110
Percent Good: 80
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 104,890
Other Improvement RCN: 2,390
Other Improvement Value: 740

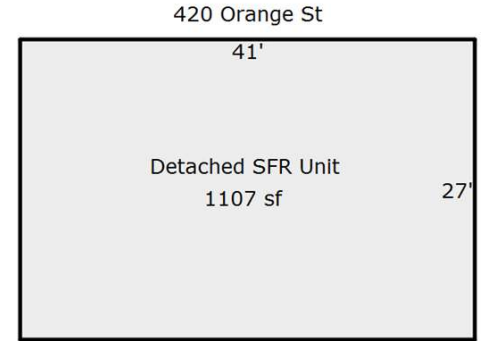
CALCULATED VALUES

Cost Land: 2,840
Cost Building: 105,630
Cost Total: 108,470
Income Value: 0
Market Value: 121,800
MRA Value: 128,000
Weighted Estimate: 118,500

FINAL VALUES

Value Method: WEIGHTED
Land Value: 2,840
Building Value: 115,760
Final Value: 118,600
Prior Value: 118,600

Sketch by Apex Media™



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	1990			80	36	6	10 X 8	1.00	2						2,390	31	740

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	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,107			
903-Wood Deck	96			
903-Wood Deck	84			