

SNCAMA Property Record Card

Parcel ID: 089-048-34-0-10-05-011.00-0

Quick Ref: R4784

Tax Year: 2026

Run Date: 4/29/2026 9:29:21 AM

**OWNER NAME AND MAILING ADDRESS**

JORDAN, JODI A & GLAZE, KATHLEEN M/

427 SPRUCE ST  
ROSSVILLE, KS 66533

**PROPERTY SITUS ADDRESS**

427 SPRUCE 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:** / 020  
**Tax Unit Group:** 130-130

**TRACT DESCRIPTION**

ROSSVILLE, S34, T10, R13, Lot 73 +, SPRUCE STREET LOTS 73-75-77-79 ROSSVILLE CITY SECTION 34 TOWNSHIP 10 RANGE 13



Image Date: 08/29/2024

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** All Public - 1  
**Access:** Paved Road - 1, Alley - 7  
**Fronting:** Residential Street - 4  
**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
08/17/2024	10:47 AM	VI	VI	KMM		
07/12/2022	10:43 AM	5	S	KMM		
09/16/2019	10:16 AM	VI	VI	KMM		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
R0027	1		04/05/1994	C	100
R0018	8,000	Garage	03/28/1994	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	8.820	159.530	168.350
<b>Total</b>	<b>8.820</b>	<b>159.530</b>	<b>168.350</b>

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	8.820	151.510	160.330
<b>Total</b>	<b>8.820</b>	<b>151.510</b>	<b>160.330</b>

**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			100	142	0.98								114	100.00	90.00	10.00	10.00	8.820

Total Market Land Value 8,820

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**DWELLING INFORMATION**

Res Type: 1-Single-Family Residence  
 Quality: 2.67-AV-  
 Year Blt: 1917 Est: Yes  
 Eff Year: Link:  
 MS Style: 5-1 1/2 Story Finished  
 LBCSstruct: 1110-Detached SFR unit  
 No. of Units:  
 Total Living Area:  
 Calculated Area: 1,849  
 Main Floor Living Area: 1,388  
 Upper Floor Living Area Pct: 33.21  
 CDU: AV  
 CDU Reason:  
 Phys/Func/Econ: AV+ / /  
 Ovr Pct Gd/Rsn:  
 Remodel:  
 Percent Complete:  
 Assessment Class:  
 MU Cls/Pct:

**COMP SALES INFORMATION**

Arch Style: 08-Bungalow  
 Bsmt Type: 2-Crawl - 2  
 Total Rooms: 7 Bedrooms: 4  
 Family Rooms:  
 Full Baths: 2 Half Baths:  
 Garage Cap:  
 Foundation: Stone - 4

**IMPROVEMENT COST SUMMARY**

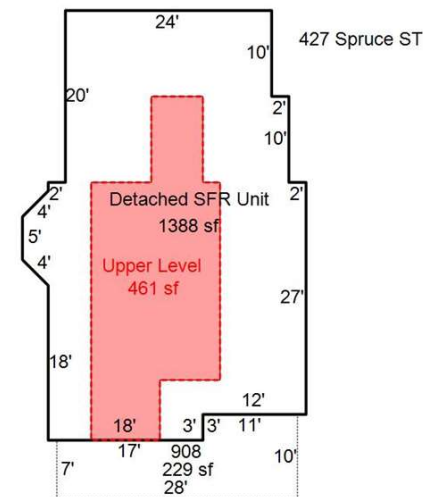
Dwelling RCN: 223,100  
 Percent Good: 62  
 Mkt Adj: 100 Eco Adj: 100  
 Building Value: 138,320  
 Other Improvement RCN: 31,640  
 Other Improvement Value: 14,340

**CALCULATED VALUES**

Cost Land: 8,820  
 Cost Building: 152,660  
 Cost Total: 161,480  
 Income Value: 0  
 Market Value: 171,200  
 MRA Value: 178,600  
 Weighted Estimate: 170,800

**FINAL VALUES**

Value Method: IDXVAL  
 Land Value: 8,820  
 Building Value: 159,530  
 Final Value: 168,350  
 Prior Value: 160,330



**OTHER BUILDING IMPROVEMENTS**

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Clis	RCN	%Gd	Value
1		152-Residential Garage - Detach	D	2.00	1	1995			768	112	8	032 X 24	1	3	3					28,980	47	13,620
2		133-Prefabricated Storage Shed	D	1.00	1	1920			112		8		1	1						2,660	27	720

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
107-Frame, Siding, Vinyl		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	8			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,849			
908-Enclosed Porch, Knee Walls w/Glass	229			