

SNCAMA Property Record Card

Parcel ID: 089-048-34-0-40-01-007.00-0

Quick Ref: R5039

Tax Year: 2026

Run Date: 6/20/2025 2:48:30 AM

OWNER NAME AND MAILING ADDRESS

RITCHIE, KAREN F

3945 SW DRURY LN
TOPEKA, KS 66604

PROPERTY SITUS ADDRESS

502 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: / 020
Tax Unit Group: 130-130

TRACT DESCRIPTION

ROSSVILLE, S34, T10, R13, Lot 98 +, ORANGE
STREET LOTS 98-100 N 10 FT OF 102
ROSSVILLE CITY SECTION 34 TOWNSHIP 10
RANGE 13



Image Date: 08/22/2024

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Sidewalk - 6
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:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
08/16/2024	1:40 PM	VI	VI	KMM		
11/29/2023	9:32 AM	LG	S	KMM		
09/16/2019	9:53 AM	VI	VI	KMM		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	8,430	159,470	167,900
Total	8,430	159,470	167,900

Not Yet Available

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		60	142	0.98								114	100.00	90.00	10.00	10.00	8,430

Total Market Land Value 8,430

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 3.00-AV
Year Blt: 1910 **Est:** Yes
Eff Year:
MS Style: 2-Two Story
LBCSStruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,627
Main Floor Living Area: 847
Upper Floor Living Area Pct: 92.09
CDU: AV
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: 4-Full - 4
Total Rooms: 6 **Bedrooms:** 3
Family Rooms:
Full Baths: 2 **Half Baths:**
Garage Cap:
Foundation: Block - 3

IMPROVEMENT COST SUMMARY

Dwelling RCN: 242,660
Percent Good: 62
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 150,450
Other Improvement RCN: 11,250
Other Improvement Value: 2,360

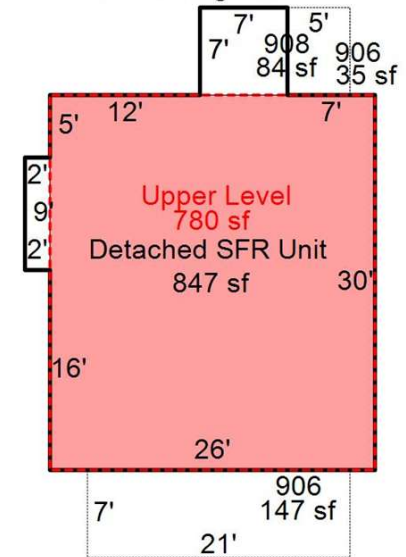
CALCULATED VALUES

Cost Land: 8,430
Cost Building: 152,810
Cost Total: 161,240
Income Value: 0
Market Value: 168,000
MRA Value: 171,600
Weighted Estimate: 168,100

FINAL VALUES

Value Method: PRIOR
Land Value: 8,430
Building Value: 159,470
Final Value: 167,900
Prior Value: 167,900

502 Orange St



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	D	1.00	1	1940			288	68	8	018 X 16	1	2	3					11,250	21	2,360

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	1,627			
801-Total Basement Area	798			
903-Wood Deck	208	3.00	2000	
906-Wood Deck with Roof	35			
906-Wood Deck with Roof	147			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
908-Enclosed Porch, Knee Walls w/Glass	84			