

SNCAMA Property Record Card

Parcel ID: 089-122-09-0-00-01-001.00-0

Quick Ref: R28011

Tax Year: 2026

Run Date: 6/16/2026 7:48:56 PM

**OWNER NAME AND MAILING ADDRESS**

GREGORY, STEPHANIE & AARON

7531 SE US 40 HWY  
TECUMSEH, KS 66542

**PROPERTY SITUS ADDRESS**

7531 SE US 40 HWY  
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:** 351-351

**TRACT DESCRIPTION**

S09, T12, R17, ACRES 0.68, BEG 40 S & 20 W  
OF NE COR NE 1/4 TH S 190 (S) W 150 N 190  
(S) E 150 TO POB



Image Date: 08/24/2023

**PROPERTY FACTORS**

**Topography:** Level - 1  
**Utilities:** Public Water - 3, Septic - 6  
**Access:** Paved Road - 1  
**Fronting:** Major Strip or CBD - 1  
**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
08/21/2023	10:08 AM	VI	VI	TKS		
11/19/2019	2:45 PM	5	S	TKS		
10/09/2017	9:00 AM	VI	VI	TKS		

**BUILDING PERMITS**

Number	Amount	Type	Issue Date	Status	% Comp
C0368	1,000		08/03/1993	C	100

**2026 APPRAISED VALUE**

Cls	Land	Building	Total
R	19.230	141.090	160.320
<b>Total</b>	19.230	141.090	160.320

**2025 APPRAISED VALUE**

Cls	Land	Building	Total
R	19.300	134.850	154.150
<b>Total</b>	19.300	134.850	154.150

**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
Acre	1-Primary Site - 1		0.68											30	1.00	20,000.00	2,400.00	2,400.00	19,230

Total Market Land Value 19,230

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.00-AV  
**Year Blt:** 1952 **Est:** Yes  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 1,492  
**Main Floor Living Area:** 1,492  
**Upper Floor Living Area Pct:**  
**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:** 02-Ranch  
**Bsmt Type:** 2-Crawl - 2  
**Total Rooms:** 6 **Bedrooms:** 3  
**Family Rooms:**  
**Full Baths:** 2 **Half Baths:**  
**Garage Cap:**  
**Foundation:** Block - 3

**IMPROVEMENT COST SUMMARY**

**Dwelling RCN:** 204,950  
**Percent Good:** 69  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 141,410  
**Other Improvement RCN:** 26,910  
**Other Improvement Value:** 8,340

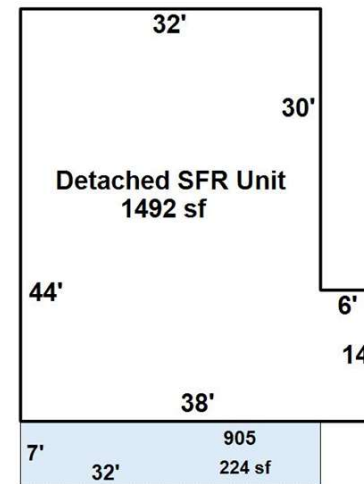
**CALCULATED VALUES**

**Cost Land:** 19,230  
**Cost Building:** 149,750  
**Cost Total:** 168,980  
**Income Value:** 0  
**Market Value:** 198,800  
**MRA Value:** 192,000  
**Weighted Estimate:** 200,200

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 19,230  
**Building Value:** 141,090  
**Final Value:** 160,320  
**Prior Value:** 154,150

7531 SE US 40 HWY



**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	1.00	1	1950			756	114	8	036 X 21	1	3	3					21,580	30	6,470
2		133-Prefabricated Storage Shed	D	2.00	1	1965			216		8		1	3						5,330	35	1,870

**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	1,492			
901-Open Slab Porch	140		3.00	1993
905-Raised Slab Porch with Roof	224			