

SNCAMA Property Record Card

Parcel ID: 089-124-19-0-10-01-015.00-0

Quick Ref: R28324

Tax Year: 2026

Run Date: 8/29/2025 1:28:43 PM

OWNER NAME AND MAILING ADDRESS

PETIT. RYAN A & JULIE A

3705 SE SHAWNEE HEIGHTS RD
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

3705 SE SHAWNEE HEIGHTS RD
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: RR1
Neighborhood: 495.0 495.0 - US 40-61ST- SHA
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

TRACT DESCRIPTION

S19, T12, R17, ACRES 3.66, BEG 192' S OF NE
COR NE 1/4 TH S 271.79' W 316' N 70' W 140' W
239' N 222' E 695' TO POB LESS R/W



Image Date: 08/18/2023

PROPERTY FACTORS

Topography: Rolling - 4
Utilities: Public Water - 3, Gas - 7
Access: Paved Road - 1
Fronting: Secondary Artery - 2
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
08/15/2023	11:09 AM	VI	VI	TKS		
06/03/2019	1:45 PM	1	S	TKS	RYAN PETIT	1
10/17/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2026 APPRAISED VALUE

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	32,980	114,400	147,380
Total	32,980	114,400	147,380

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	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		3.66											79	1.00	25,000.00	3,000.00	3,000.00	32,980

Total Market Land Value 32,980

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
Quality: 2.33-FR+
Year Blt: 1973 **Est:** Yes
Eff Year: **Link:**
MS Style: 1-One Story
LBCSstruct: 1110-Detached SFR unit
No. of Units:
Total Living Area:
Calculated Area: 1,020
Main Floor Living Area: 1,020
Upper Floor Living Area Pct:
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: 19-Barndominium
Bsmt Type: 1-Slab - 1
Total Rooms: 3 **Bedrooms:** 2
Family Rooms:
Full Baths: 1 **Half Baths:**
Garage Cap:
Foundation: None - 1

IMPROVEMENT COST SUMMARY

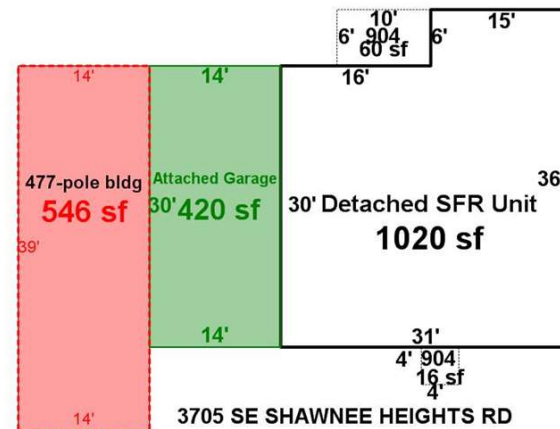
Dwelling RCN: 162,610
Percent Good: 75
Mkt Adj: 100 **Eco Adj:** 100
Building Value: 121,960
Other Improvement RCN: 24,530
Other Improvement Value: 9,580

CALCULATED VALUES

Cost Land: 32,980
Cost Building: 131,540
Cost Total: 164,520
Income Value: 0
Market Value: 199,900
MRA Value: 193,500
Weighted Estimate: 205,100

FINAL VALUES

Value Method: IDXVAL
Land Value: 32,980
Building Value: 120,300
Final Value: 153,280
Prior Value: 147,380



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		477-Farm Utility Building	D	2.00	1	2012			546	106	12	39 X 14	1.00	3	3					12,770	59	7,530
2		133-Prefabricated Storage Shed	D	2.00	1	2002			96	40	6	12 X 8	1.00	3	3					2,730	42	1,150
3		163-Site Improvements	D	2.00	1	2001			10		8		1	3						9,030	10	900

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
106-Frame, Siding, Metal		100		
211-Galvanized Metal		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	5			
602-Plumbing Rough-ins	1			
621-Slab on Grade	1,020			
701-Attached Garage	420			
721-Carport, Flat Roof	483		3.00	2001

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
736-Garage Finish, Attached	420			
901-Open Slab Porch	700		3.00	2001
904-Slab Porch with Roof	60			
904-Slab Porch with Roof	16			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
3	6602078-Gazebo, Standard	1					2001

