

SNCAMA Property Record Card

Parcel ID: 089-124-19-0-30-01-033.00-0

Quick Ref: R28367

Tax Year: 2026

Run Date: 6/20/2026 8:20:19 PM

OWNER NAME AND MAILING ADDRESS

FORD, SCARLETT

5526 SE US HIGHWAY 40
TECUMSEH, KS 66542-9336

PROPERTY SITUS ADDRESS

5520 SE 45TH ST
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- SHAWNEE
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 351-351

TRACT DESCRIPTION

SHAWNEE COURT SUB , BLOCK C , Lot 4 ,
MCMAHAN COURT BLK C LOT 4 SHAWNEE
COURT SUB SECTION 19 TOWNSHIP 12
RANGE 17



Image Date: 08/14/2023

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6, 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
08/11/2023	9:53 AM	VI	VI	TKS		
09/24/2020	11:50 AM	5	P	TKS		
10/17/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08827	9,500	Dwelling Addition	06/14/1988	C	100

2026 APPRAISED VALUE

2025 APPRAISED VALUE

Not Yet Available

Cls	Land	Building	Total
R	18,250	228,970	247,220
Total	18,250	228,970	247,220

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			110	240	1.13								21	100.00	160.00	15.00	15.00	18,250

Total Market Land Value 18,250

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 2.67-AV-
 Year Blt: 1959 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,783
 Main Floor Living Area: 1,783
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: GD / /
 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: 5 Bedrooms: 2
 Family Rooms:
 Full Baths: 3 Half Baths:
 Garage Cap:
 Foundation: Block - 3

IMPROVEMENT COST SUMMARY

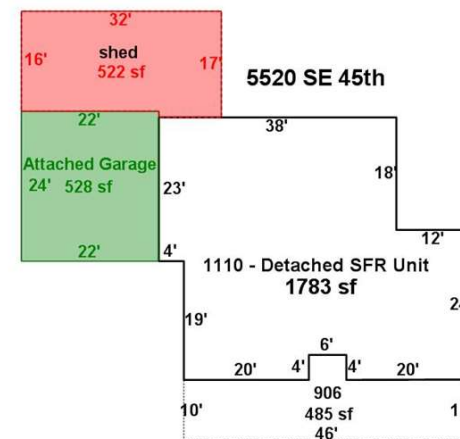
Dwelling RCN: 264,790
 Percent Good: 77
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 203,890
 Other Improvement RCN: 10,290
 Other Improvement Value: 3,600

CALCULATED VALUES

Cost Land: 18,250
 Cost Building: 207,490
 Cost Total: 225,740
 Income Value: 0
 Market Value: 268,600
 MRA Value: 265,200
 Weighted Estimate: 269,900

FINAL VALUES

Value Method: IDXVAL
 Land Value: 18,250
 Building Value: 238,860
 Final Value: 257,110
 Prior Value: 247,220



OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1		133-Prefabricated Storage Shed	D	2.00	1	1959			522		6		1.00	3						10,290	35	3,600

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	12			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,783			
701-Attached Garage	528			
903-Wood Deck	216			
906-Wood Deck with Roof	485			