

SNCAMA Property Record Card

Parcel ID: 089-125-21-0-00-01-013.00-0

Quick Ref: R28565

Tax Year: 2026

Run Date: 5/21/2026 12:15:08 PM

OWNER NAME AND MAILING ADDRESS

OTSEA. BRUCE R & REBECCA D

6850 SE 45TH ST
TECUMSEH, KS 66542

PROPERTY SITUS ADDRESS

6850 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



Image Date: 07/22/2024

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

PROPERTY FACTORS

Topography: Level - 1
Utilities: Well - 5, Gas - 7, Lagoon - 9
Access: Paved Road - 1
Fronting: Secondary Street - 3
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
07/18/2024	12:55 PM	5	S	TKS		
08/11/2023	12:19 PM	VI	VI	TKS		
10/09/2017	9:00 AM	VI	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0632	3,000	Ag Bldg	01/27/2005	C	100
C0525	10,000	Ag Bldg	10/08/2004	C	100

TRACT DESCRIPTION

S21, T12, R17, ACRES 4.81, BEG 450.07' E OF SW COR SW 1/4 TH N 472.5' E 455.25' S 472.76' W 467.77' TO POBLESS ROW

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	29.140	384.860	414.000
Total	29.140	384.860	414.000

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	28.380	370.920	399.300
Total	28.380	370.920	399.300

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		4.81											30	1.00	20,000.00	2,400.00	2,400.00	29,140

Total Market Land Value 29,140

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1975 Est:
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,932
 Main Floor Living Area: 1,932
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 Phys/Func/Econ: VG / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Percent Complete:
 Assessment Class:
 MU Cls/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 3-Partial - 3
 Total Rooms: 5 Bedrooms: 4
 Family Rooms:
 Full Baths: 3 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

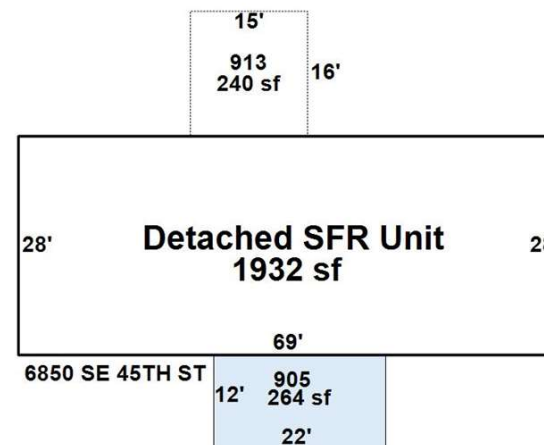
Dwelling RCN: 344,030
 Percent Good: 82
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 282,100
 Other Improvement RCN: 62,090
 Other Improvement Value: 27,910

CALCULATED VALUES

Cost Land: 29,140
 Cost Building: 310,010
 Cost Total: 339,150
 Income Value: 0
 Market Value: 414,000
 MRA Value: 410,400
 Weighted Estimate: 414,100

FINAL VALUES

Value Method: MKT
 Land Value: 29,140
 Building Value: 384,860
 Final Value: 414,000
 Prior Value: 399,300



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		477-Farm Utility Building	D	2.00	1	2005			2,700	210	14	60 X 45	1.00	3	3					49,220	46	22,640
2		479-Farm Utility Storage Shed	D	2.00	1	2005			1,200	140	10	40 X 30	1.00	3	3					12,860	41	5,270

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
108-Frame, Siding, Wood		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	1,932			
644-Double 1-Story Fireplace	1			
801-Total Basement Area	1,344			
803-Partition Finish Area	600			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
901-Open Slab Porch	56			
901-Open Slab Porch	616			
903-Wood Deck	56		3.00	1999
905-Raised Slab Porch with Roof	264			
913-Enclosed Wood Deck, Screened Walls	240			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	649-No HVAC						
1	918-Single -Metal on Wood Frame		100				
2	649-No HVAC						
2	918-Single -Metal on Wood Frame		100				

