

SNCAMA Property Record Card

Parcel ID: 089-193-05-0-00-02-014.00-0

Quick Ref: R71807

Tax Year: 2024

Run Date: 5/18/2024 5:01:36 PM

OWNER NAME AND MAILING ADDRESS

ROSS. SHANNON CHRISTIAN

6540 SW URISH RD
AUBURN, KS 66402

PROPERTY SITUS ADDRESS

6540 SW URISH RD
Auburn, KS 66402

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, RR1
Neighborhood: 394.0 394.0 - S US 75-GLICK, S'
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 500-500

TRACT DESCRIPTION

S05, T13, R15, ACRES 4.77, 05-13-15 BEG 302 S
NW COR NW 1/4 TH E 445.22 S 489.19 W
455'(S) N 489'(S) TO POB LESS ROW



Image Date: 09/15/2022

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4
Utilities: Public Water - 3, Septic - 6
Access: Semi Improved Road - 2
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
09/13/2022	11:11 AM	VI	VI	TKS		
08/31/2022	10:15 AM	IX	P	RBR		
01/24/2022	12:45 PM	6	P	TKS	LUZ SALAS	1

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
SFN-21-0122	140,000	Dwelling	11/22/2021	C	100
DMN-21-0028		Dwelling Demolition	11/09/2021	C	

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	36.690	426.110	462.800

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	33.310	411.690	445,000

Total	36.690	426.110	462.800	Total	33.310	411.690	445,000
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PARCEL COMMENTS

GenLink: 089-193-05-0-00-02-014.01-0-, 089-193-05-0-00-02-014.02-0-, 089-193-05-0-00-02-014.03-0-; **Prop-NC:** SP18, RL18; **Prop-Com:** AN - AV CDU = NEW
HOUSE ON OLD BSMNT/ BSMNT HAS BEEN BRACED 12/2022; NC-40% 1/22RL18 - REMOVED 1980 RANCH PER V & I 9/17; **App-Com:** CLERICAL-14287-2017-;
Val-Com: FR23-OT-RS

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
Acre	1-Primary Site - 1	4.77											74	1.00	25,000.00	3,100.00	3,100.00	36,690

Total Market Land Value 36,690

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.67-GD-

Year Blt: 2021 Est:

Eff Year:

MS Style: 1-One Story

LBCSstruct: 1110-Detached SFR unit

No. of Units:

Total Living Area:

Calculated Area: 2,472

Main Floor Living Area: 2,472

Upper Floor Living Area Pct:

CDU: AV

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: 3-Partial - 3

Total Rooms: 8 Bedrooms: 5

Family Rooms: 1

Full Baths: 3 Half Baths: 1

Garage Cap: 3

Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

Dwelling RCN: 525,150

Percent Good: 92

Mkt Adj: 100 Eco Adj: 100

Building Value: 483,140

Other Improvement RCN: 13,860

Other Improvement Value: 3,360

CALCULATED VALUES

Cost Land: 36,690

Cost Building: 486,500

Cost Total: 523,190

Income Value: 0

Market Value: 490,100

MRA Value: 502,100

Weighted Estimate: 475,500

FINAL VALUES

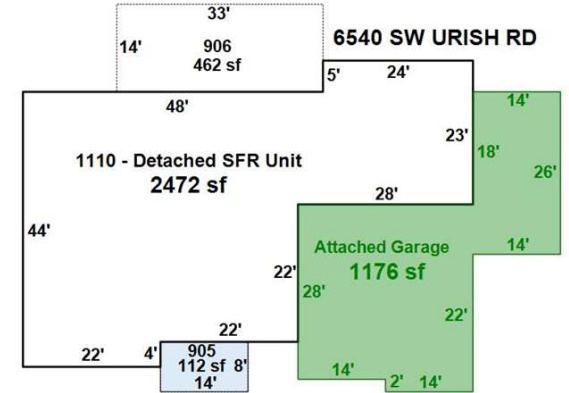
Value Method: IDXVAL

Land Value: 36,690

Building Value: 426,110

Final Value: 462,800

Prior Value: 445,000



BUILDING COMMENTS

DwellCom: A1-69 0520sf , A2-11 0024sf , A3-10 0168sf; DwellFunc: SP18; OthComp: *MVP*, *MVP*, *MVP*

OTHER BUILDING IMPROVEMENTS

No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	RCN	%Gd	Value
1	456-Tool Shed	D	1.00	1	1950			256	64	8	16 X 16	1.00	2	3					3,760	6	230
2	479-Farm Utility Storage Shed	P	1.00	1	1950			496	94	8	31 X 16	1	2	3					4,660	31	1,440
3	479-Farm Utility Storage Shed	P	1.00	1	1950			625	100	8	25 X 25	1	2						5,440	31	1,690

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	16			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,472			
648-Direct-Vented, Gas	1			
701-Attached Garage	1,176			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
736-Garage Finish, Attached	1,176			
801-Total Basement Area	1,232			
803-Partition Finish Area	1,000			
905-Raised Slab Porch with Roof	112			
906-Wood Deck with Roof	462			

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OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	918-Single -Metal on Wood Frame		100				
2	918-Single -Metal on Wood Frame		100				
3	918-Single -Metal on Wood Frame		100				

