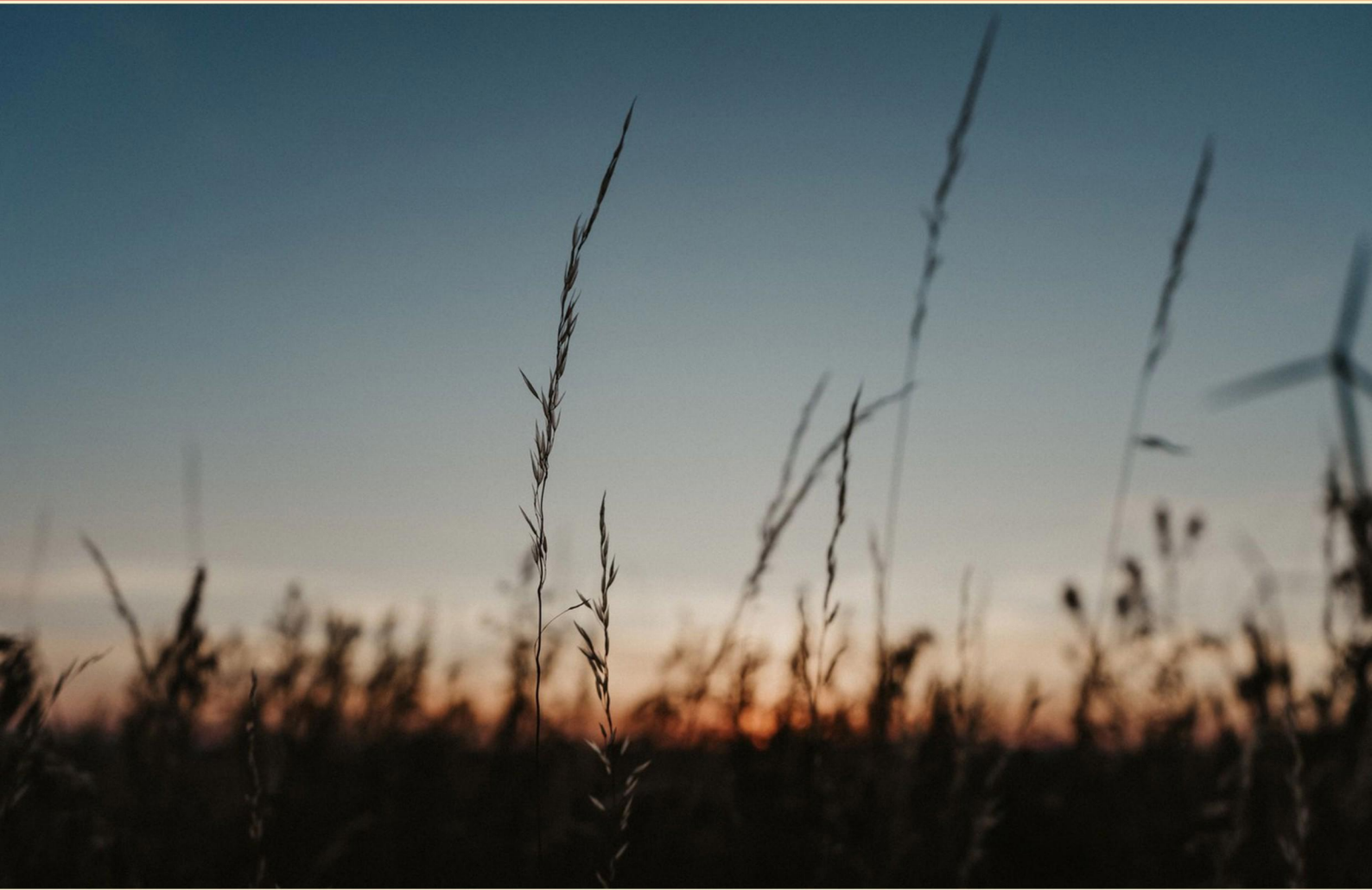


KANSAS RMA ELIGIBILITY PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

**VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE**

<https://kansasrmaeligibility.examzify.com>



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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	15

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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- 1. Final Review ensures that the classification assigned to each parcel truly reflects the actual use or uses of the parcel.**
 - A. The classification reflects the actual use or uses.
 - B. The classification is decided by property owner.
 - C. The classification is not important.
 - D. The classification is based solely on land area.
- 2. A truck weighing 12,500 pounds would be categorized as which type according to the material?**
 - A. Light duty
 - B. Medium duty
 - C. Heavy duty
 - D. Extra heavy
- 3. Public Utility tangible personal property (excluding railroads) is assessed at what rate?**
 - A. 30%
 - B. 33%
 - C. 25%
 - D. 20%
- 4. In a multi-parcel sale, how is the numerator of the ratio formed?**
 - A. The certified values are added together
 - B. The assessed value of the largest parcel
 - C. The average of parcel values
 - D. The sum of sale prices
- 5. What does Replacement Cost measure in property valuation?**
 - A. Cost of construction at current prices of a building having equal utility to the subject but built using modern materials, standards, design, & layout.
 - B. Cost of constructing an exact duplicate, including materials, construction standards, design, & layout.
 - C. Cost to cure is the measure of the deterioration.
 - D. Loss in value due to external forces outside the property.

6. Incurable Functional Obsolescence results from structural deficiencies or super adequacies where the cost of cure would be greater than the anticipated increase in utility. This statement is:
- A. True
 - B. False
 - C. Not defined
 - D. Irrelevant
7. Which set comprises the Highest & Best Use conditions?
- A. Physically Possible, Legally Permissible, Financing Feasible, Most Productive
 - B. Legally Permissible, Financing Feasible
 - C. Physically Possible, Financing Feasible
 - D. Most Productive, Legally Permissible
8. Mean Ratio (equation) is calculated as which expression?
- A. Sum of Ratios / Number of Ratios
 - B. Average of Ratios
 - C. Product of Ratios
 - D. Sum of Values / Number of Ratios
9. Which term states that the value of an improvement is determined by its contribution to total property value?
- A. Substitution
 - B. Progression/Regression
 - C. Anticipation
 - D. Contribution
10. Which entity publishes trends/market study analysis prior to valuation notices?
- A. The County
 - B. The State
 - C. The City
 - D. The Federal Government

Answers

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1. A
2. B
3. B
4. A
5. A
6. A
7. A
8. A
9. D
10. A

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Explanations

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1. Final Review ensures that the classification assigned to each parcel truly reflects the actual use or uses of the parcel.

A. The classification reflects the actual use or uses.

B. The classification is decided by property owner.

C. The classification is not important.

D. The classification is based solely on land area.

The main idea here is that land classification must match how the land is actually being used. Final Review acts as a verification step to confirm that the parcel's assigned classification aligns with real on the ground use, including any areas used for different purposes. This matters because different uses carry different risk profiles, program rules, and eligibility consequences, so labeling the land correctly ensures that coverage, rates, and protections reflect reality. The check typically relies on observed use, records, and possibly site data rather than who owns the property, and it certainly isn't determined by land size alone. Mislabeling can lead to inappropriate eligibility or pricing, which is why aligning classification with actual use is essential.

2. A truck weighing 12,500 pounds would be categorized as which type according to the material?

A. Light duty

B. Medium duty

C. Heavy duty

D. Extra heavy

Weight-based truck classifications use the vehicle's weight to divide trucks into light, medium, heavy, and extra-heavy categories. A truck around 12,500 pounds sits in the middle range: it's heavier than typical light-duty vehicles but not in the heavier end where the largest, freight-hauling trucks lie. That's why it's categorized as medium-duty—the category reserved for mid-sized commercial trucks used for regional delivery or contractor work. The lighter category would cover personal or small commercial vehicles, while the heavier categories cover progressively larger and heavier trucks.

3. Public Utility tangible personal property (excluding railroads) is assessed at what rate?

A. 30%

B. 33%

C. 25%

D. 20%

Public utility tangible personal property (excluding railroads) is assessed at one-third of its true value. This assessment ratio means only a portion of the property's market value is used as the base for tax calculations. For example, if the true value is \$150,000, the assessed value would be \$50,000, and taxes would be based on that \$50,000 times the applicable levy. The other options (30%, 25%, 20%) do not match the established rate for this property class.

4. In a multi-parcel sale, how is the numerator of the ratio formed?

- A. The certified values are added together
- B. The assessed value of the largest parcel
- C. The average of parcel values
- D. The sum of sale prices

In a multi-parcel sale, you're assessing the whole transaction against official valuations. Each parcel has a certified value, and to represent the total value of the bundle, you add these certified values together. That sum becomes the numerator because it captures the complete, standardized value for all parcels involved, rather than relying on individual sale prices, the largest parcel alone, or an average that would dilute the total value. So the numerator reflects the combined certified value of every parcel in the sale.

5. What does Replacement Cost measure in property valuation?

- A. Cost of construction at current prices of a building having equal utility to the subject but built using modern materials, standards, design, & layout.
- B. Cost of constructing an exact duplicate, including materials, construction standards, design, & layout.
- C. Cost to cure is the measure of the deterioration.
- D. Loss in value due to external forces outside the property.

Replacement Cost is the cost to construct a building that provides the same utility as the subject property, but built with current prices and using modern materials, standards, design, and layout. It focuses on functional equivalence rather than an exact, one-for-one copy of the original structure, so it reflects today's cost to create something that serves the same purpose. This differs from reproduction cost, which would require duplicating the exact original materials and design. The idea of cost to cure addresses repairs needed to fix deterioration, not the cost to replace the building, and the notion of loss in value due to external forces refers to external obsolescence, not replacement cost.

6. Incurable Functional Obsolescence results from structural deficiencies or super adequacies where the cost of cure would be greater than the anticipated increase in utility. This statement is:

- A. True
- B. False
- C. Not defined
- D. Irrelevant

The main idea is the economic test used to classify functional obsolescence: decide if fixing the problem is worth the cost in relation to the value it adds. Incurable functional obsolescence happens when the cost to cure the deficiency or the excess feature is greater than the expected increase in utility or market value. That means even though the issue exists, spending money to correct it wouldn't pay off in higher value, so it's considered incurable. For example, remodeling a home to modern standards might cost more than the price it would add in the market; in that case, the obsolescence is incurable. If the cure would add more value than it costs, it would be curable instead. So the statement aligns with the standard definition, making it true.

7. Which set comprises the Highest & Best Use conditions?

- A. Physically Possible, Legally Permissible, Financing Feasible, Most Productive
- B. Legally Permissible, Financing Feasible
- C. Physically Possible, Financing Feasible
- D. Most Productive, Legally Permissible

Highest and Best Use is determined by four tests that must all be met: physically possible, legally permissible, financing feasible, and most productive. The use must be physically realizable given the site's size, shape, access, utilities, and physical constraints. It must also be legally allowable under current zoning, parcel restrictions, and any covenants. Financing feasibility means there has to be market demand and enough income to support the investment and obtain financing on reasonable terms. Finally, among all feasible options, the use that produces the greatest net return or value is chosen. That fullness of criteria is why the set including all four elements is correct; leaving out any one of them would fail to identify the truly highest and best use.

8. Mean Ratio (equation) is calculated as which expression?

- A. Sum of Ratios / Number of Ratios
- B. Average of Ratios
- C. Product of Ratios
- D. Sum of Values / Number of Ratios

Mean ratio is the arithmetic average of the given ratios. To compute it, you add all the individual ratios together and then divide by how many ratios there are. In formula form, it's (Sum of Ratios) / (Number of Ratios). This directly captures the central tendency of the ratio values. The product of ratios isn't an average, and the sum of values divided by the number of ratios mixes numerators with denominators in a way that doesn't reflect the mean of the ratios.

9. Which term states that the value of an improvement is determined by its contribution to total property value?

- A. Substitution
- B. Progression/Regression
- C. Anticipation
- D. Contribution

The principle of contribution says that the value of an improvement is determined by how much it adds to the total property value. In appraisal, you look at the incremental value the improvement brings to the entire property, not just its cost or how much buyers think a similar feature should cost. If adding a new deck increases the overall price by a certain amount, that amount is the contribution of the deck to the property value. Other concepts don't describe this incremental value directly. Substitution focuses on comparing to similar properties to set value, not how much a specific improvement adds to the current property. Progression and regression describe how property values are influenced by the values of surrounding properties, rather than the standalone added value of an improvement. Anticipation involves future benefits expected from the property, which can affect value, but it's about expectations rather than the immediate contribution of an improvement to total value.

10. Which entity publishes trends/market study analysis prior to valuation notices?

A. The County

B. The State

C. The City

D. The Federal Government

Local property valuations are handled by the county, so the county assessor's office prepares and publishes market trend analyses to reflect current local conditions before sending out valuation notices. This keeps the valuation informed by the actual local market and provides taxpayers with context for the proposed values. The state may offer statewide data, but it doesn't issue the individual valuation notices or their accompanying market analyses. Cities don't set or publish these valuations, and the federal government doesn't manage local property assessments.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://kansasrmaeligibility.examzify.com>

We wish you the very best on your exam journey. You've got this!

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