

SNCAMA Property Record Card

Parcel ID: 089-195-21-0-00-02-003.00-0

Quick Ref: R72191

Tax Year: 2026

Run Date: 4/4/2026 6:50:11 AM

OWNER NAME AND MAILING ADDRESS

THOMAS, CHRISTOPHER BENJAMIN 50 %
 BALL, HANNAH MARIE 50 %
 9040 SW WANAMAHER RD
 WAKARUSA, KS 66546

PROPERTY SITUS ADDRESS

9040 SW WANAMAHER RD
 Wakarusa, KS 66546

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
Neighborhood: 394.0 394.0 - S US 75-GLICK, S'
Economic Adj. Factor:
Map / Routing: / 020
Tax Unit Group: 459-459

TRACT DESCRIPTION

S21 , T13 , R15 , S 1/2 S 1/2 NW 1/4 SW 1/4
 LESS ROW



R72191_AA 09/19/2022
Image Date: 09/23/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Water - 3, Septic - 6
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
09/19/2022	1:41 PM	VI	VI	TKS		
09/17/2017	9:00 AM	VI	VI	TKS		
10/05/2010	11:59 AM	NP	VI	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
92000	18,600		05/07/1992	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
R	72.440	260.820	333.260
Total	72.440	260.820	333.260

2025 APPRAISED VALUE

Cls	Land	Building	Total
R	67.740	252.700	320.440
Total	67.740	252.700	320.440

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		9.81				P	125						74	1.00	28,000.00	3,400.00	3,400.00	72,440

Total Market Land Value 72,440

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DWELLING INFORMATION

Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1987 Est: Yes
 Eff Year: Link:
 MS Style: 1-One Story
 LBCSstruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area:
 Calculated Area: 1,652
 Main Floor Living Area: 1,652
 Upper Floor Living Area Pct:
 CDU: GD
 CDU Reason:
 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: 5 Bedrooms: 3
 Family Rooms:
 Full Baths: 2 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2

IMPROVEMENT COST SUMMARY

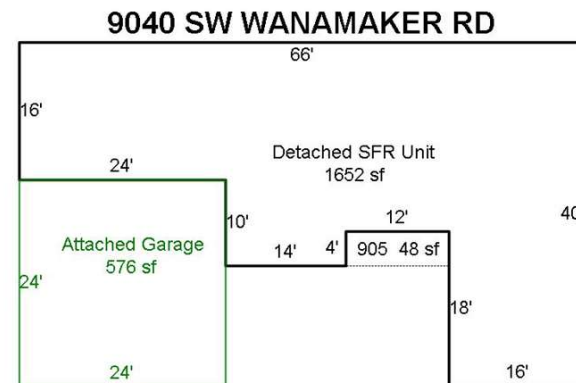
Dwelling RCN: 287,010
 Percent Good: 85
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 243,960
 Other Improvement RCN: 66,990
 Other Improvement Value: 13,130

CALCULATED VALUES

Cost Land: 72,440
 Cost Building: 257,090
 Cost Total: 329,530
 Income Value: 0
 Market Value: 367,700
 MRA Value: 369,700
 Weighted Estimate: 367,500

FINAL VALUES

Value Method: IDXVAL
 Land Value: 72,440
 Building Value: 260,820
 Final Value: 333,260
 Prior Value: 320,440



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	1992			1,296	144	14	36 X 36	1.00	3	3					25,710	35	9,000
2		163-Site Improvements	D	2.00	1	1998			10		8		1	3						41,280	10	4,130

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures	9			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	1,652			
641-Single 1-Story Fireplace	1			
701-Attached Garage	576			
736-Garage Finish, Attached	576			

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
801-Total Basement Area	826			
901-Open Slab Porch	364		3.00	1987
903-Wood Deck	608		3.00	1988
905-Raised Slab Porch with Roof	48			

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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	6606012-Residential Pool, Vinyl Linec	864					1998

