

SNCAMA Property Record Card

Parcel ID: 089-204-20-0-00-01-001.15-0

Quick Ref: R72948

Tax Year: 2026

Run Date: 4/4/2026 8:57:07 AM

OWNER NAME AND MAILING ADDRESS

GILLESPIE, KELLY & MARY

1805 SE 85TH ST  
WAKARUSA, KS 66546

PROPERTY SITUS ADDRESS

1805 SE 85TH ST  
Wakarusa, KS 66546

LAND BASED CLASSIFICATION SYSTEM

**Function:** 9050 Farming / ranch **Sfx:** 0  
**Activity:** 8100 Farming, plowing, tilling, harv  
**Ownership:** 1100 Private-fee simple  
**Site:** 3200 Dev Site - crops, arazing etc



Image Date: 06/20/2024

GENERAL PROPERTY INFORMATION

**Prop Class:** F Farm Homesite - F  
**Living Units:** 1  
**Zoning:** RR1  
**Neighborhood:** 395.0 395.0 - S US 75-DOUG. C  
**Economic Adj. Factor:**  
**Map / Routing:** / 020  
**Tax Unit Group:** 456-456

PROPERTY FACTORS

**Topography:** Above Street - 2  
**Utilities:** Public Water - 3, Septic - 6, Gas - 7  
**Access:** Semi Improved Road - 2  
**Fronting:** Secondary Artery - 2  
**Location:** Neighborhood or Spot - 6  
**Parking Type:** Off Street - 1  
**Parking Quantity:** Adequate - 2  
**Parking Proximity:** On Site - 3  
**Parking Covered:**  
**Parking Uncovered:**

TRACT DESCRIPTION

S20, T13, R16, ACRES 10.03, BEG 979.24' W OF  
NE COR NE 1/4 TH S 1333.14' W 331.6' N  
1332.18' E 332.17' TO POB LESS ROW

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/18/2024	2:00 PM	1	S	TKS	KELLY GILLESPIE	1
10/06/2022	2:25 PM	VI	VI	TKS		
09/11/2018	12:20 PM	5	S	TKS		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
C0256	170,000	Dwelling	07/21/2004	C	100

2026 APPRAISED VALUE

Cls	Land	Building	Total
F	39,680	506,420	546,100
A	440		440
<b>Total</b>	<b>40,120</b>	<b>506,420</b>	<b>546,540</b>

2025 APPRAISED VALUE

Cls	Land	Building	Total
F	37,260	487,840	525,100
A	410		410
<b>Total</b>	<b>37,670</b>	<b>487,840</b>	<b>525,510</b>

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		5.17											43	1.00	28,000.00	2,800.00	2,800.00	39,680

Total Market Land Value 39,680

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**DWELLING INFORMATION**

**Res Type:** 1-Single-Family Residence  
**Quality:** 3.67-GD-  
**Year Blt:** 2004 **Est:**  
**Eff Year:** **Link:**  
**MS Style:** 1-One Story  
**LBCSstruct:** 1110-Detached SFR unit  
**No. of Units:**  
**Total Living Area:**  
**Calculated Area:** 2,328  
**Main Floor Living Area:** 2,328  
**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:** 6-Daylight - 6  
**Total Rooms:** 5 **Bedrooms:** 4  
**Family Rooms:**  
**Full Baths:** 3 **Half Baths:** 1  
**Garage Cap:** 2  
**Foundation:** Concrete - 2

**IMPROVEMENT COST SUMMARY**

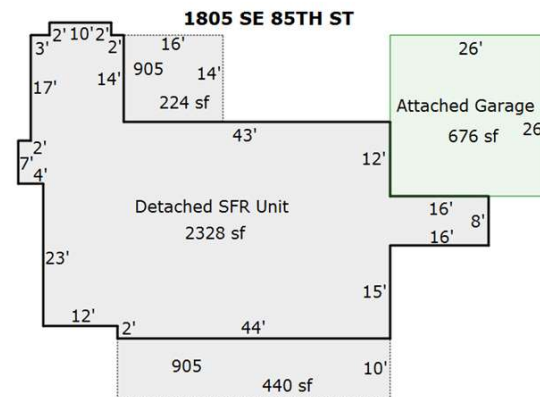
**Dwelling RCN:** 589,300  
**Percent Good:** 89  
**Mkt Adj:** 100 **Eco Adj:** 100  
**Building Value:** 524,480  
**Other Improvement RCN:** 35,720  
**Other Improvement Value:** 15,260

**CALCULATED VALUES**

**Cost Land:** 39,680  
**Cost Building:** 539,740  
**Cost Total:** 579,420  
**Income Value:** 0  
**Market Value:** 564,800  
**MRA Value:** 561,700  
**Weighted Estimate:** 573,800

**FINAL VALUES**

**Value Method:** IDXVAL  
**Land Value:** 40,120  
**Building Value:** 506,420  
**Final Value:** 546,540  
**Prior Value:** 525,510



**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	2004			1,800	180	12		1	3	3					33,370	45	15,020
2		124-Lean-to, Farm Utility	D	2.00	1	2004			200	30	8		1	3	3					2,350	10	240

**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	17			
602-Plumbing Rough-ins	1			
622-Raised Subfloor	2,328			
641-Single 1-Story Fireplace	1			
701-Attached Garage	676			
736-Garage Finish, Attached	676			

**DWELLING COMPONENTS**

Code	Units	Pct	Quality	Year
801-Total Basement Area	2,294			
803-Partition Finish Area	1,730			
902-Raised Slab Porch	378			
905-Raised Slab Porch with Roof	440			
905-Raised Slab Porch with Roof	224			

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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				

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acre Feet	Acre Ft/Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
TG	2.97	4740				0.00			117	117	350
TG	1.89	4752				0.00			48	48	90

COMMENTS

IMPROVEMENT COST SUMMARY

Other Improvement RCN:	0
Eco Adj:	100
Other Improvement Value:	0

AG LAND SUMMARY

Dry Land Acres:	0.00
Irrigated Acres:	0.00
Native Grass Acres:	0.00
Tame Grass Acres:	4.86
Total Ag Acres:	4.86
Total Ag Use Value:	440
Total Ag Mkt Value:	13,610

