

PROPERTY INFORMATION



AUCTION



213-215 S. Hydraulic Ave. WICHITA, KS 67211

**Lot 10: 213 S. Hydraulic Ave
Ends: 12/21/23, 1PM**

**Lot 11: 215 S. Hydraulic Ave
Ends: 12/21/23, 1:30PM**

**Lot 12: Lots 10 & 11 Together
Ends: 12/21/23, 2PM**

ONLINE ONLY



Kevin Howell, Auctioneer
316-292-3971 | khowell@weigand.com



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DEMOGRAPHICS

OWNER NAME AND MAILING ADDRESS

AMWORK LLC
44 N SAINT FRANCIS
CHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

3 S HYDRAULIC AVE
CHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

unction: 2401 General office b Sfx:
ctivity: 2300 Office activities
wnership: 1100 Private-fee simple
ce: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

op Class: C Commercial & Industrial - C
operty Type: C-Commercial & Industrial
iving Units:
ning: CBD
ulti-Zoning: N Non-Conforming: N
ighborhood: 878.9 878.9
conomic Adj. Factor:
ap / Routing: D- / 125210410901900
chool District: 0602 USD 259
gacy ID: 00126150
vestment Class:
x Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

OTS 41-43 HYDRAULIC AVE.
YDE'S ADD.



Image Date: 03/08/2021

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
Fronting: Secondary Artery - 2
Location: Secondary Strip - 5
Parking Type: Off Street - 1
Parking Quantity: Minimum - 1
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
01/25/2021	10:34 AM	12	RE	483		
03/16/2015	1:29 PM	6	RE	488		
06/21/2010	7:15 AM	11	RE	476		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08821	2,500		07/11/2006	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	31.600	44.300	75.900

Total	31.600	44.300	75.900
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2022 APPRAISED VALUE

Cls	Land	Building	Total
C	31,600	44,300	75,900

Total	31,600	44,300	75,900
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Es
ft	1-Primary Site - 1	7,020											885	10,000.00	4.50	4.50	4.50	4.50	31,600

Total Market Land Value 31,600

GENERAL BUILDING INFORMATION			APARTMENT DATA								CALCULATED VALUES		
Address: 213 S HYDRAULIC AVE WICHITA, KS 67211			1	2	3	4	5	6	7	8	Cost Land:		31,6
LBCS Structure Code: 2101-Office building (low rise 1-4 stories)			Units:								Cost Building:		34,3
Bldg No. & Name: 1 1-NO NAME			BR Type:								Cost Total:		65,9
Identical Units: 1 No. of Units:			Baths:								Ag Use Land:		
Total Bldg Area: 4,046 Unit Type:											Ag Buildings:		
MS Mult: MS Zip:											Misc. Buildings:		

IMPROVEMENT COST SUMMARY										FINAL VALUES									
Building RCN: 419,460										Value Method: OVR									
Mkt Adj: 100 Eco Adj:										Land Value: 31,600									
Building Value: 27,430										Building Value: 44,300									
Other Improvement RCN: 14,220										Final Value: 75,900									
Other Improvement Value: 2,840										Prior Value:									

BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS																						
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	344-Office Building	C	2.00	1935		01 / 01		1,534	186	13	2	2				082			0	254,460	3	7,630
2	406-Storage Warehouse	C	2.00	1935		01 / 01		2,512	196	10	2	2				084			0	165,000	12	19,800

OTHER BUILDING IMPROVEMENTS																						
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1950			10		8			1.00	2	2				0	4,110	20	820
2	163-Site Improvements	C	2.00	1	1950			10		8			1.00	2	2				0	10,110	20	2,020

COMMERCIAL BUILDING SECTION COMPONENTS								OTHER BUILDING IMPROVEMENT COMPONENTS							
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	810-Cavity Brick		100					1	8355-Paving, Concrete with Base	650					
1	611-Package Unit		100					2	8355-Paving, Concrete with Base	1,600					
1	8065-Canopy, Retail Wood Frame	156													
2	810-Cavity Brick		100												
2	603-Forced Air Unit		100												
2	8005-Porch, Slab with Roof	49													

GENERAL BUILDING INFORMATION				APARTMENT DATA								CALCULATED VALUES			
Address: 213 S HYDRAULIC AVE WICHITA, KS 67211				1	2	3	4	5	6	7	8	Cost Land:		31,600	
FICS Structure Code: 2730-Warehouse structure				Units:								Cost Building:		34,300	
Bldg No. & Name: 2 1-NO NAME				BR Type:								Cost Total:		65,900	
Identical Units: 1 No. of Units:				Baths:								Ag Use Land:			
Total Bldg Area: 768 Unit Type:												Ag Buildings:			
S Mult: MS Zip:												Misc. Buildings:			
												Manufactured Homes:			
Building RCN: 40,530				Value Method:				OVR				Income Value:			
Mkt Adj: 100 Eco Adj:				Land Value:				31,600				Market Value:			
Building Value: 4,050				Building Value:				44,300				MRA Value:			
Other Improvement RCN: 0				Final Value:				75,900				New Construction:			
Other Improvement Value: 0				Prior Value:								Indexed Value:			

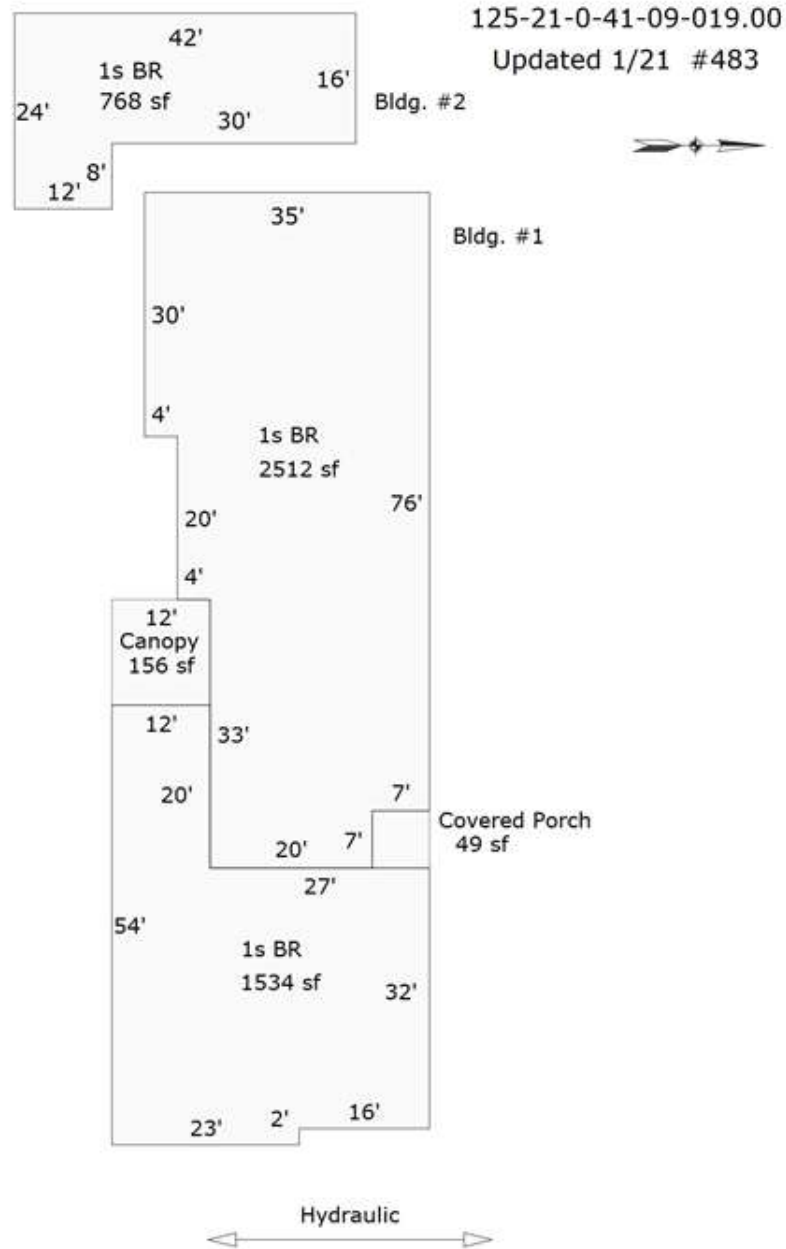
BUILDING COMMENTS

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS																						
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	C	0.70	1935		01 / 01		768	132	10	2	1				084			0	40,530	10	4,050

COMMERCIAL BUILDING SECTION COMPONENTS							
Sec	Code	Units	Pct	Size	Other	Rank	Year
1	810-Cavity Brick		100				
1	649-No HVAC						

Plot Plan Sketch



Sketch by: [Name]

Parcel ID: 087-125-21-0-41-09-018.00-

Quick Ref: R87934

Tax Year: 2023

Run Date: 6/28/2023 10:12:15 AM

OWNER NAME AND MAILING ADDRESS

AMWORK LLC

44 N SAINT FRANCIS

CHITA, KS 67214-2814

PROPERTY SITUS ADDRESS

5 S HYDRAULIC AVE

CHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 1170 Garden apartm Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Use: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Top Class: R Residential - R
Property Type: CA-Commercial Apartments
Living Units: 6
Zoning: CBD
Multi-Zoning: N Non-Conforming: N
Neighborhood: 878.9 878.9
Economic Adj. Factor:
Map / Routing: D- / 125210410901800
School District: 0602 USD 259
Agency ID: 00126151
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

OTS 45-47 HYDRAULIC AVE.
YDE'S ADD.



Image Date: 05/02/2022

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1, Alley - 7
Fronting: Secondary Artery - 2
Location: Secondary Strip - 5
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/09/2022	11:00 AM	12	RE	483		
09/20/2017	8:00 AM	11	RE	485		
05/11/2012	3:00 PM	6	RE	485		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08824	2,500		07/11/2006	C	100

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	31.800	45.100	76.900

Total	31.800	45.100	76.900
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2022 APPRAISED VALUE

Cls	Land	Building	Total
R	31,800	39,500	71,300

Total	31,800	39,500	71,300
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Es
1ft	1-Primary Site - 1	7,069											885	10,000.00	4.50	4.50	4.50	4.50	31,800

Total Market Land Value 31,800

GENERAL BUILDING INFORMATION			APARTMENT DATA								CALCULATED VALUES		
Address: 215 S HYDRAULIC AVE WICHITA, KS 67211			1	2	3	4	5	6	7	8	Cost Land:	31,800	
LBCS Structure Code:	1301-Garden apartment (3 story & under)		Units:	6							Cost Building:	37,600	
Bldg No. & Name:	1	1-WAS HOLLINGER APTS	BR Type:	Eff	1	2	2	3	3	4	Cost Total:	69,400	
Identical Units:	1	No. of Units: 6									Ag Use Land:		
Total Bldg Area:	3,288	Unit Type:	Baths:	1.0	1.0	1.0	GT1	1.0	GT1	2.0	Ag Buildings:		
S Mult:	MS Zip:										Misc. Buildings:		

IMPROVEMENT COST SUMMARY										FINAL VALUES									
Building RCN: 284,290										Value Method: OVR									
Mkt Adj: 100 Eco Adj:										Land Value: 31,800									
Building Value: 36,950										Building Value: 45,100									
Other Improvement RCN: 11,580										Final Value: 76,900									
Other Improvement Value: 690										Prior Value:									

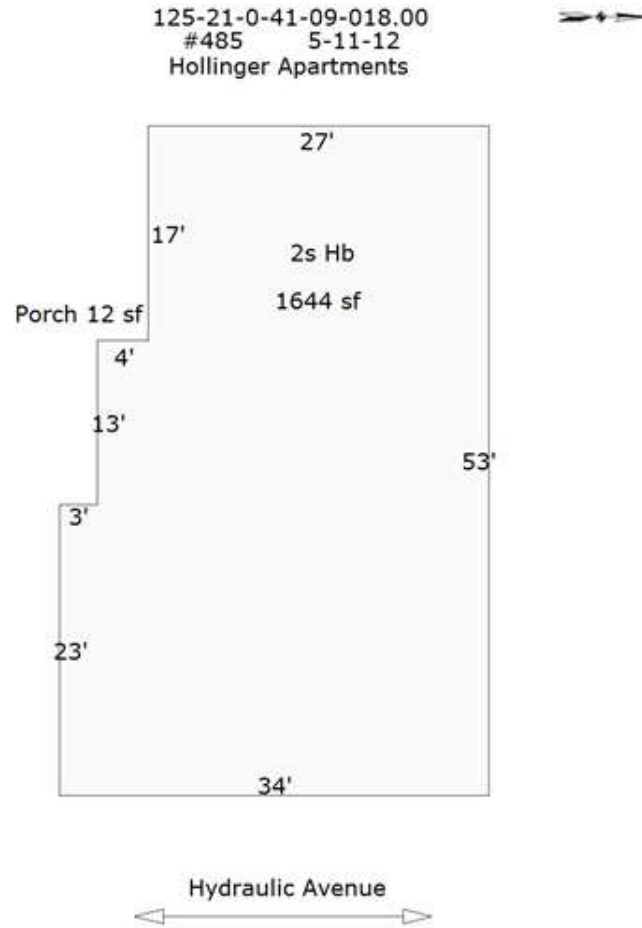
BUILDING COMMENTS																			
SKETCH VECTORS																			

COMMERCIAL BUILDING SECTIONS & BASEMENTS																								
Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value		
1	352-Multiple Res (Low Rise)	D	1.67	1949		01 / 01		1,644	174	10	1	1				011			0	142,330	13	18,500		
2	352-Multiple Res (Low Rise)	D	1.67	1949		02 / 02		1,644	174	10	1	1				011			0	141,960	13	18,450		

OTHER BUILDING IMPROVEMENTS																								
Impr	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value		
1	163-Site Improvements	C	2.00	1	1970			10	8				1.00	1	1				0	11,580	6	690		

COMMERCIAL BUILDING SECTION COMPONENTS								OTHER BUILDING IMPROVEMENT COMPONENTS							
Sec	Code	Units	Pct	Size	Other	Rank	Year	No.	Code	Units	Pct	Size	Other	Rank	Year
1	887-Stud -Hardboard Siding		100					1	8350-Paving, Asphalt with Base	2,700					
1	603-Forced Air Unit		100												
1	8006-Porch, Raised Slab with Roof	12													
2	887-Stud -Hardboard Siding		100												
2	603-Forced Air Unit		100												

Plot Plan Sketch



: Search by Area Search

Property Information Report

Owner Name: TEAMWORK LLC
PIN Number: 00126150
AIN: 087-125-21-0-41-09-019.00
Geocode: B 06628
Tax Unit: 67-02

Owner Address

Owner Name: TEAMWORK LLC
Owner Address: 1144 N SAINT FRANCIS
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67214-2814

Property Address

Property Address: 213 S HYDRAULIC AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67211

Appraised Values

Appraised Land Value: \$31,600
Appraised Improvement Value: \$44,300
Appraised Total Value: \$75,900

Assessed Values

Assessed Land Value: \$7,900
Assessed Improvement Value: \$11,075
Assessed Total Value: \$18,975

Land Information

Total Acres: 0.161
Total Square Feet: 7,020

**Abbreviated
Legal
Description:**

LOTS 41-43 HYDRAULIC AVE. HYDE'S ADD.

Improvement Information

Year Built: 1935
Year Last Sold: 2019
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 878.9

Living Unit: N/A
Bedrooms: N/A
Bathrooms: N/A
Half Bath: N/A

Total Sq Ft: 4046
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Information Report

Owner Name: TEAMWORK LLC

PIN Number: 00126151

AIN: 087-125-21-0-41-09-018.00

Geocode: B 06629

Tax Unit: 67-02

Owner Address

Owner Name: TEAMWORK LLC
Owner Address: 1144 N SAINT FRANCIS
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67214-2814

Property Address

Property Address: 215 S HYDRAULIC AVE
Property City: WICHITA
Property State: KS
Property ZIP: 67211

Appraised Values

Appraised Land Value: \$31,800
Appraised Improvement Value: \$45,100
Appraised Total Value: \$76,900

Assessed Values

Assessed Land Value: \$3,657
Assessed Improvement Value: \$5,187
Assessed Total Value: \$8,844

Land Information

Total Acres: 0.162
Total Square Feet: 7,069

**Abbreviated
Legal
Description:**

LOTS 45-47 HYDRAULIC AVE. HYDE'S ADD.

Improvement Information

Year Built: 1949
Year Last Sold: 2019
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 878.9

Living Unit: 6
Bedrooms: N/A
Bathrooms: N/A
Half Bath: N/A

Total Sq Ft: 3288
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

213 S HYDRAULIC AVE WICHITA

Property Description

Legal Description	LOTS 41-43 HYDRAULIC AVE. HYDE'S ADD.
Owner	TEAMWORK LLC
Mailing Address	1144 N SAINT FRANCIS WICHITA KS 67214-2814
Geo Code	B 06628
PIN	00126150
AIN	125210410901900
Tax Unit	6702 001 WICHITA U-259
Land Use	2401 General office buildings (1-4 stories)
Market Land Square Feet	7,020
2023 Total Acres	.16
2023 Appraisal	\$75,900
2023 Assessment	\$18,975

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-NO NAME (Office Building)		1935	1,534
1-NO NAME (Storage Warehouse)		1935	2,512
1-NO NAME (Storage Warehouse)		1935	768

More Details [View the Property Record Card for full property details](#)

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$31,600	\$44,300	\$75,900	
2022	Commercial / Industrial	\$31,600	\$44,300	\$75,900	+6%
2021	Commercial / Industrial	\$31,600	\$39,900	\$71,500	
2020	Commercial / Industrial	\$31,600	\$39,900	\$71,500	+1%
2019	Commercial / Industrial	\$31,600	\$39,500	\$71,100	
2018	Commercial / Industrial	\$31,600	\$39,500	\$71,100	
2017	Commercial / Industrial	\$31,600	\$39,500	\$71,100	
2016	Commercial / Industrial	\$31,600	\$39,500	\$71,100	+5%
2015	Commercial / Industrial	\$12,000	\$55,440	\$67,440	
2015	Residential	\$19,600	\$10,060	\$29,660	
2014	Commercial / Industrial	\$12,000	\$55,440	\$67,440	
2014	Residential	\$19,500	\$10,160	\$29,660	

Assessment Values

Year	Class	Land	Improvements	Total	Change
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Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$7,900	\$11,075	\$18,975	
2022	Commercial / Industrial	\$7,900	\$11,075	\$18,975	+6%
2021	Commercial / Industrial	\$7,900	\$9,975	\$17,875	
2020	Commercial / Industrial	\$7,900	\$9,975	\$17,875	+1%
2019	Commercial / Industrial	\$7,900	\$9,875	\$17,775	
2018	Commercial / Industrial	\$7,900	\$9,875	\$17,775	
2017	Commercial / Industrial	\$7,900	\$9,875	\$17,775	
2016	Commercial / Industrial	\$7,900	\$9,875	\$17,775	+5%
2015	Commercial / Industrial	\$3,000	\$13,860	\$16,860	
2015	Residential	\$2,254	\$1,157	\$3,411	
2014	Commercial / Industrial	\$3,000	\$13,860	\$16,860	
2014	Residential	\$2,243	\$1,168	\$3,411	

2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$7.11
Totals:		\$0.00	\$0.00	\$7.11

2023 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	WEED CUTTING 2, 50110	2016	2016	\$0.00	\$0.00	\$0.00
Totals:				\$0.00	\$0.00	\$0.00

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$2,184.28	\$7.11	\$124.98	\$0.00	\$2,316.37	\$0.00	\$2,316.37
2021	116.142000	\$2,076.05	\$6.81	\$454.41	\$16.00	\$2,553.27	\$0.00	\$2,553.27
2020	116.599000	\$2,084.22	\$6.71	\$795.78	\$16.00	\$2,902.71	\$0.00	\$2,902.71
2019	116.788000	\$2,075.92	\$6.71	\$0.00	\$0.00	\$2,082.63	\$2,082.63	\$0.00
2018	117.213000	\$2,083.46	\$5.58	\$257.82	\$16.00	\$2,362.86	\$2,362.86	\$0.00
2017	117.293000	\$2,084.88	\$5.58	\$597.54	\$16.00	\$2,704.00	\$2,704.00	\$0.00
2016	117.201000	\$2,083.26	\$145.07	\$78.67	\$0.00	\$2,307.00	\$2,307.00	\$0.00
2015	119.847000	\$2,383.43	\$4.58	\$7.96	\$0.00	\$2,395.97	\$2,395.97	\$0.00
2014	117.365011	\$2,333.12	\$5.94	\$0.00	\$0.00	\$2,339.06	\$2,339.06	\$0.00
2013	120.600691	\$2,398.73	\$5.94	\$0.00	\$0.00	\$2,404.67	\$2,404.67	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
Total: 115.114000	

Tax Authority		Tax Rate
0602 USD 259 SC		8.000000
0602 USD 259 SG		20.000000
0754 USD 259 BOND		7.682000
		Total: 115.114000

Property Taxes and Appraisals

215 S HYDRAULIC AVE WICHITA

Property Description

Legal Description	LOTS 45-47 HYDRAULIC AVE. HYDE'S ADD.
Owner	TEAMWORK LLC
Mailing Address	1144 N SAINT FRANCIS WICHITA KS 67214-2814
Geo Code	B 06629
PIN	00126151
AIN	125210410901800
Tax Unit	6702 001 WICHITA U-259
Land Use	1170 Garden Apartment
Market Land Square Feet	7,069
2023 Total Acres	.16
2023 Appraisal	\$76,900
2023 Assessment	\$8,844

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-WAS HOLLINGER APTS (Multiple Res (Low Rise))	6	1949	3,288
More Details	View the Property Record Card for full property details		

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$31,800	\$45,100	\$76,900	+8%
2022	Residential	\$31,800	\$39,500	\$71,300	+13%
2021	Residential	\$31,800	\$31,100	\$62,900	
2020	Residential	\$31,800	\$31,100	\$62,900	
2019	Residential	\$31,800	\$31,100	\$62,900	
2018	Residential	\$31,800	\$31,100	\$62,900	-12%
2017	Residential	\$31,800	\$39,700	\$71,500	+0%
2016	Residential	\$31,800	\$39,500	\$71,300	+4%
2015	Residential	\$31,800	\$37,000	\$68,800	
2014	Residential	\$31,800	\$37,000	\$68,800	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$3,657	\$5,187	\$8,844	+8%
2022	Residential	\$3,657	\$4,543	\$8,200	+13%
2021	Residential	\$3,657	\$3,577	\$7,234	
2020	Residential	\$3,657	\$3,577	\$7,234	
2019	Residential	\$3,657	\$3,577	\$7,234	
2018	Residential	\$3,657	\$3,577	\$7,234	-12%

Year	Class	Land	Improvements	Total	Change
2017	Residential	\$3,657	\$4,566	\$8,223	+0%
2016	Residential	\$3,657	\$4,543	\$8,200	+4%
2015	Residential	\$3,657	\$4,255	\$7,912	
2014	Residential	\$3,657	\$4,255	\$7,912	

2022 Tax Year Special Assessments

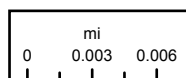
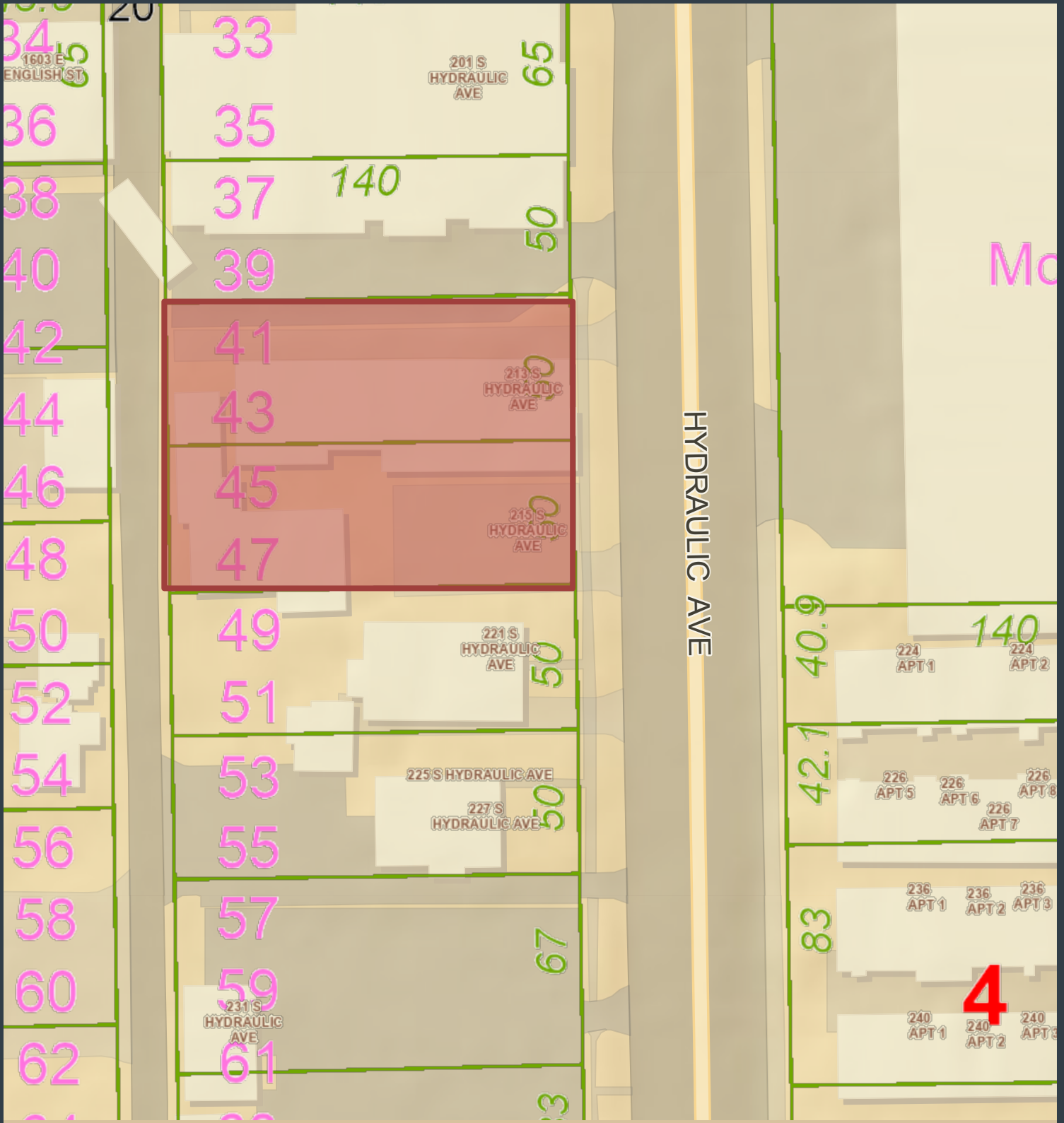
Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$50.28
Totals:		\$0.00	\$0.00	\$50.28

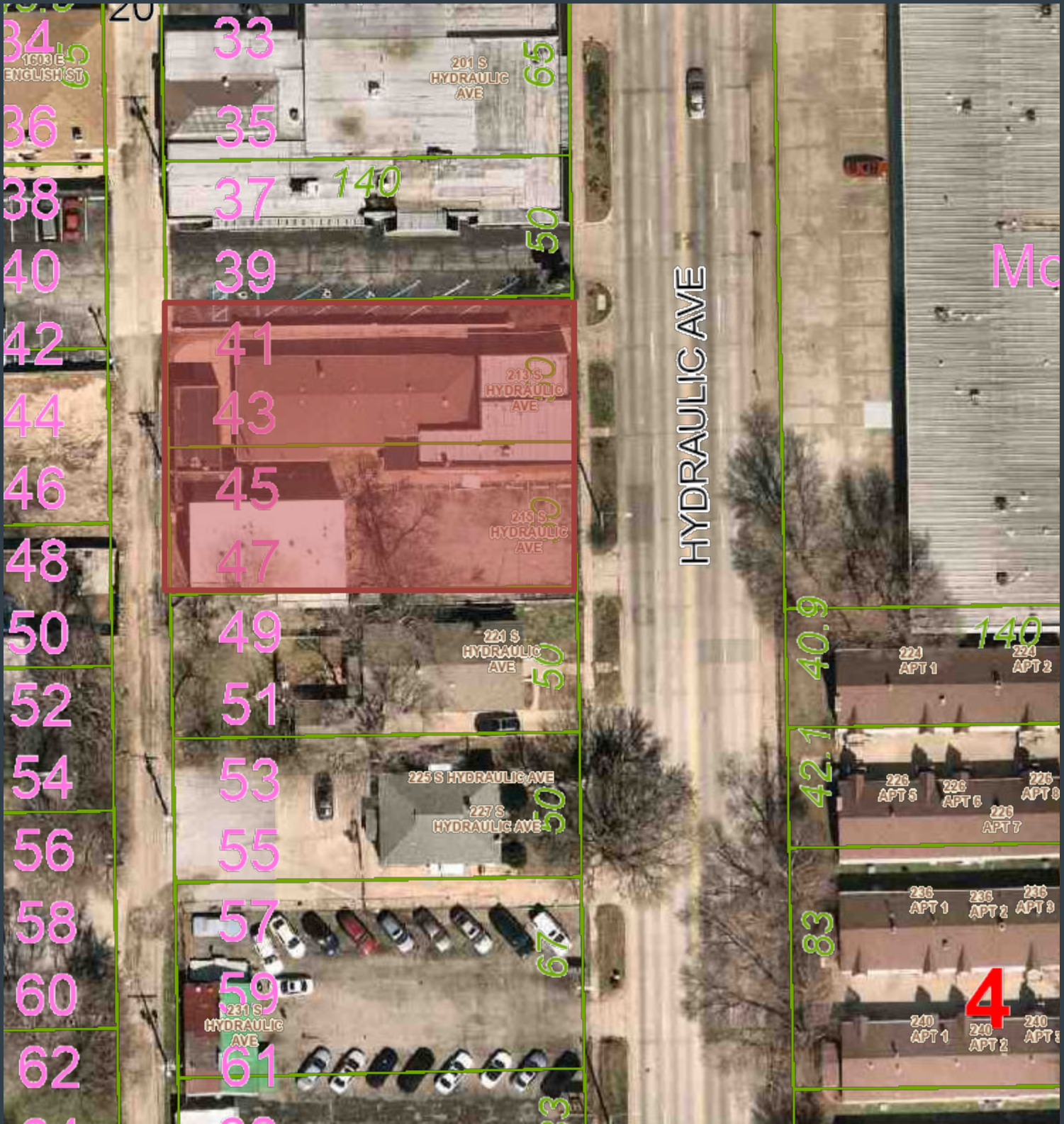
Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$851.93	\$50.28	\$51.46	\$0.00	\$953.67	\$0.00	\$953.67
2021	116.142000	\$794.17	\$47.40	\$183.60	\$16.00	\$1,041.17	\$0.00	\$1,041.17
2020	116.599000	\$797.46	\$46.80	\$321.32	\$16.00	\$1,181.58	\$0.00	\$1,181.58
2019	116.788000	\$798.87	\$46.80	\$0.00	\$0.00	\$845.67	\$845.67	\$0.00
2018	117.213000	\$801.92	\$35.28	\$103.32	\$16.00	\$956.52	\$956.52	\$0.00
2017	117.293000	\$918.49	\$35.28	\$272.63	\$16.00	\$1,242.40	\$1,242.40	\$0.00
2016	117.201000	\$915.04	\$29.28	\$33.34	\$0.00	\$977.66	\$977.66	\$0.00
2015	119.847000	\$902.24	\$29.28	\$3.11	\$0.00	\$934.63	\$934.63	\$0.00
2014	117.365011	\$882.61	\$38.88	\$0.00	\$0.00	\$921.49	\$921.49	\$0.00
2013	120.600691	\$908.19	\$38.88	\$0.00	\$0.00	\$947.07	\$947.07	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0518 CITY OF WICHITA	32.762000
0602 USD 259	15.802000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.114000	





Date: 6/28/2023



Geographic Information Services

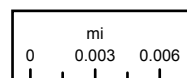
Sedgwick County...
working for you

My Map

Sedgwick County, Kansas



1:564





Sedgwick County
Register of Deeds - Tonya Buckingham

Doc. #/Flm-Pg: 29916707

Receipt #: 2140988

Recording Fee: \$55.00

Pages Recorded: 3

Cashier: Ictark

Authorized By:

Tonya Buckingham

Date Recorded: 11/25/2019 04:30:07 PM

KANSAS WARRANTY DEED

Grantor: **Guthridge Investments, L.L.C.** a/k/a Guthridge Investments, LLC a/k/a Guthridge Investment, LLC, a Kansas limited liability company

Grantee: **Teamwork, LLC**, a Kansas limited liability company
Grantee mailing address:

In consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor **GRANTS, BARGAINS, WARRANTS AND CONVEYS** to Grantee, the following described premises, to wit:

SEE ATTACHED EXHIBIT A

subject to all easements, restrictions, reservations and covenants, if any, now of record.

The Grantor hereby covenanting that the Grantor, their heirs, successors and assigns, will **WARRANT AND DEFEND** the title to the premises unto the Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever, excepting however the general taxes for the current calendar year and thereafter, and the special taxes becoming a lien after the date of this deed.

Dated this: 22 day of November, 2019

Guthridge Investments, L.L.C., a Kansas limited liability company

By: *Zachary B. Guthridge*
Zachary B. Guthridge, Manager

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on November 22, 2019 by Zachary B. Guthridge, Manager of Guthridge Investments, L.L.C., a Kansas limited liability company, for and on behalf of said company.

Gina L. Dixon
Notary Public

My appointment expires:



Security 1st Title
File No. 2339775

E-Recorded by Security 1st Title LLC

By *[Signature]*

Phone # 316.293.1652

File No. 2339775

File No.: 2339775

EXHIBIT "A"

The land is described as follows:

Parcel 1:

The east 93.8 feet of the north 115 feet of Lot 1, Gilders Court, Sedgwick County, Kansas.

Parcel 2:

Part of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas, described as:
The east 50.4 feet of a tract beginning at a point 1293.2 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 135.4 feet; thence north 100 feet; thence west 135.4 feet to the place of beginning.

Parcel 3:

Beginning at a point 1293.3 feet west and 40 feet south of the northeast corner of the Northwest Quarter of Section 22, Township 27 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence south 100 feet; thence east 85 feet; thence north 100 feet; thence west 85 feet to the place of beginning, being the tract 85 feet east and west by 100 feet north and south in the northwest corner of Lot 1, Butler and Fisher's Addition of Out-Lots, Sedgwick County, Kansas.

Parcel 4:

Lot 1, Kim-Christy Addition, Wichita, Sedgwick County, Kansas.

Parcel 5:

Lots 41, 43, 45, and 47, on Hydraulic Avenue, Hyde's Addition to the City of Wichita, Kansas, Sedgwick County, Kansas.

Parcel 6:

Lot 12, Hartford Subdivision of the North 293 4/10 ft. of Block 4, Butler and Fisher's Addition to Wichita, Sedgwick County, Kansas.

Parcel 7:

The south 20.7 feet of Lot 9, all of Lot 11, and the north 4.3 feet of Lot 13, on Pershing Avenue, East Lawn Second Addition to Wichita, Sedgwick County, Kansas.

Parcel 8:

Lots 1 and 3, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 9:

All of Lot 5 and the north 16 feet 9 inches of Lot 7, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 10:

The north 25 feet of Lot 9 and the south 8 feet 3 inches of Lot 7, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 11:

Lot 11 and the south 5 feet of Lot 9, on Lawrence, now Broadway Avenue, Parkhurst's Addition to Wichita, Kansas, Sedgwick County, Kansas.

Parcel 12:

Lots 33, 35, 37, 39, 41, 43, 45 and 47, Rock's Addition to Wichita, Sedgwick County, Kansas; and Lots 1, 2, 3, 4, 5 and 6, Block 1 and Lot 1, Block 10 and the North 175 feet of Reserve A, Eichholtz Addition to the City of Wichita, Sedgwick County, Kansas, together with the vacated alley between Lots 1, 2, 3, 4, 5 and 6, Block 1 and Lot 1, Block 10, Eichholtz Addition to the City of Wichita, Sedgwick County, Kansas.

Parcel 13:

Lot 2 and the North Half of Lot 4, together with vacated 10 foot alley adjoining said Lots on the West, except the North 20 feet of said vacated alley, Ash Street, Park Place Addition to Wichita, Sedgwick County, Kansas.



First American Title™

Commitment for Title Insurance
Kansas - 2021 v. 01.00 (07-01-2021)

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
First American Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.


If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title

 Security 1st Title

Joey Landes
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1942 (Work)
(316) 267-8115 (Work Fax)
jlandes@security1st.com

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

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- i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title	Buyer:	A Legal Entity, to be determined
Issuing Office:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Joey Landes 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1942 (Work) (316) 267-8115 (Work Fax) jlandes@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-JL3051135-DB		
Property Address:	213 S. Hydraulic St.; 215 S. Hydraulic St. Wichita, KS 67211		

SCHEDULE A

1. Commitment Date:

11/01/2023 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021

\$1,000.00

Proposed Insured: A Legal Entity, to be determined

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Teamwork LLC, a Kansas limited liability company

5. The Land is described as follows:

LOTS 41-43-45-47 HYDRAULIC AVE. HYDE'S ADD.

Security 1st Title, LLC

By:

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **Access to court records is currently not available. We require the owner to provide a proper owner's affidavit stating no court action in SEDGWICK County, Kansas exists wherein the owner is subject to (or may become subject to) a judgement lien which may attach to the Land. We further require a proper indemnity signed by the affiant owner(s). If we are to issue a loan policy on a non-purchase money mortgage, we must also be provided with a proper indemnity from the purchaser(s). Absence of which will result in the following exceptions to appear on any policy to be issued:**

Owner's Policy: 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land in the Public Records.'

Loan policy: 'Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the District Court of SEDGWICK County, Kansas including, but not limited to, (i) an inability to search the Public Records, or (ii) any delay in recordation or filing of documents affecting title to the Land and/or the priority of the lien of the Insured Mortgage in the Public Records.'

6. File a partial release of the Mortgage dated NOVEMBER 22, 2019, recorded NOVEMBER 25, 2019, as Doc#/Flm-Pg: [29916708](#), made by Teamwork, LLC, to Southwest National Bank, in the amount of \$2,587,200.00.
7. We have a copy of the Articles of Organization dated January 22, 2019 and a copy of the Operating Agreement dated July __, 2018 of Teamwork, LLC, a limited liability company. We must be furnished with a copy of any amendments to said documents. We reserve the right to make any additional requirements we deem necessary.

Any instrument to be executed by Teamwork, LLC must:

- a. Be executed in the limited liability company's name, and
 - b. Be signed by Zach Guthridge, Member, and the Erik Leschuk Irrevocable Trust, Member. Alternatively, one member may sign with the separate written consent of the remaining member.
8. We have a copy of the 2010 Erik D. Leschuk Irrevocable Trust dated November 2, 2010; 16. Erik D. Leschuk, Designated Investment Agent. We must be furnished with copies of any Amendments to said Trust, and reserve the right to then make any additional requirements we deem necessary.
 9. Provide this company with a properly completed and executed Owner's Affidavit.
 10. File a Warranty Deed from Teamwork LLC, a Kansas limited liability company to A Legal Entity, to be determined.

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11. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.



SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2020 in the amount of \$2,090.93, plus applicable fees and interest, Delinquent.**

Property ID # B-06628

PIN # 00126150 (Lots 41 and 43)

8. **General taxes and special assessments for the year 2021 in the amount of \$2,082.86, plus applicable fees and interest, Delinquent.**

Property ID # B-06628

PIN # 00126150 (Lots 41 and 43)

9. **General taxes and special assessments for the year 2022 in the amount of \$2,191.39, plus applicable fees and interest, Delinquent.**

Property ID # B-06628

PIN # 00126150 (Lots 41 and 43)

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10. General taxes and special assessments for the year 2020 in the amount of \$844.26, plus applicable fees and interest, Delinquent.

Property ID # B-06629

PIN # 00126151 (Lots 45 and 47)

11. General taxes and special assessments for the year 2021 in the amount of \$841.57, plus applicable fees and interest, Delinquent.

Property ID # B-06629

PIN # 00126151 (Lots 45 and 47)

12. General taxes and special assessments for the year 2022 in the amount of \$902.21, plus applicable fees and interest, Delinquent.

Property ID # B-06629

PIN # 00126151 (Lots 45 and 47)

13. NOTE: The real estate taxes for the year 2023 became due on November 1, 2023. The amount is not available at this time.

14. Rights or claims of parties in possession not shown by the public records.

15. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6839/-97.3176

213-215 S Hydraulic Ave

Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

Population

2023 Estimated Population	9,718	108,703	230,806
2028 Projected Population	9,850	109,224	230,843
2020 Census Population	9,538	108,095	230,684
2010 Census Population	9,594	109,634	234,074
Projected Annual Growth 2023 to 2028	0.3%	-	-
Historical Annual Growth 2010 to 2023	-	-	-0.1%

Households

2023 Estimated Households	4,140	44,812	97,001
2028 Projected Households	4,175	44,748	96,366
2020 Census Households	4,031	44,112	95,898
2010 Census Households	3,943	44,390	96,031
Projected Annual Growth 2023 to 2028	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.4%	-	-

Age

2023 Est. Population Under 10 Years	13.8%	13.9%	13.5%
2023 Est. Population 10 to 19 Years	13.0%	13.4%	13.3%
2023 Est. Population 20 to 29 Years	18.6%	17.8%	16.9%
2023 Est. Population 30 to 44 Years	22.4%	20.1%	18.9%
2023 Est. Population 45 to 59 Years	17.3%	16.3%	15.8%
2023 Est. Population 60 to 74 Years	11.9%	13.4%	15.0%
2023 Est. Population 75 Years or Over	3.1%	5.1%	6.5%
2023 Est. Median Age	31.5	32.9	34.4

Marital Status & Gender

2023 Est. Male Population	53.7%	50.7%	49.6%
2023 Est. Female Population	46.3%	49.3%	50.4%
2023 Est. Never Married	48.3%	42.9%	40.2%
2023 Est. Now Married	28.0%	31.5%	35.4%
2023 Est. Separated or Divorced	19.8%	20.6%	19.0%
2023 Est. Widowed	3.9%	5.1%	5.4%

Income

2023 Est. HH Income \$200,000 or More	2.4%	2.4%	3.5%
2023 Est. HH Income \$150,000 to \$199,999	2.8%	2.7%	3.7%
2023 Est. HH Income \$100,000 to \$149,999	7.4%	9.5%	10.1%
2023 Est. HH Income \$75,000 to \$99,999	11.5%	10.0%	10.6%
2023 Est. HH Income \$50,000 to \$74,999	18.4%	18.8%	20.0%
2023 Est. HH Income \$35,000 to \$49,999	15.1%	14.2%	14.4%
2023 Est. HH Income \$25,000 to \$34,999	11.9%	12.1%	11.7%
2023 Est. HH Income \$15,000 to \$24,999	8.4%	12.3%	11.3%
2023 Est. HH Income Under \$15,000	22.0%	18.1%	14.7%
2023 Est. Average Household Income	\$59,514	\$61,816	\$71,756
2023 Est. Median Household Income	\$43,829	\$46,230	\$50,847
2023 Est. Per Capita Income	\$26,388	\$26,126	\$30,549
2023 Est. Total Businesses	975	4,558	8,406
2023 Est. Total Employees	10,546	48,930	98,578

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6839/-97.3176

213-215 S Hydraulic Ave Wichita, KS 67211		1 mi radius	3 mi radius	5 mi radius
Race				
2023 Est. White		56.4%	54.8%	58.8%
2023 Est. Black		17.5%	17.7%	15.3%
2023 Est. Asian or Pacific Islander		4.3%	5.1%	5.1%
2023 Est. American Indian or Alaska Native		1.5%	1.3%	1.3%
2023 Est. Other Races		20.3%	21.1%	19.5%
Hispanic				
2023 Est. Hispanic Population		2,510	27,419	54,039
2023 Est. Hispanic Population		25.8%	25.2%	23.4%
2028 Proj. Hispanic Population		25.7%	25.2%	23.4%
2020 Hispanic Population		25.4%	25.4%	23.7%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		6,325	69,184	149,018
2023 Est. Elementary (Grade Level 0 to 8)		6.3%	7.1%	6.4%
2023 Est. Some High School (Grade Level 9 to 11)		10.6%	9.9%	9.0%
2023 Est. High School Graduate		29.5%	29.2%	29.1%
2023 Est. Some College		19.8%	23.4%	23.7%
2023 Est. Associate Degree Only		7.6%	7.4%	7.2%
2023 Est. Bachelor Degree Only		14.2%	13.6%	15.2%
2023 Est. Graduate Degree		12.0%	9.4%	9.3%
Housing				
2023 Est. Total Housing Units		4,858	51,441	108,242
2023 Est. Owner-Occupied		33.1%	43.2%	45.9%
2023 Est. Renter-Occupied		52.1%	43.9%	43.7%
2023 Est. Vacant Housing		14.8%	12.9%	10.4%
Homes Built by Year				
2023 Homes Built 2010 or later		4.2%	4.2%	4.3%
2023 Homes Built 2000 to 2009		3.1%	4.3%	5.4%
2023 Homes Built 1990 to 1999		1.8%	2.8%	4.8%
2023 Homes Built 1980 to 1989		5.6%	5.1%	8.9%
2023 Homes Built 1970 to 1979		8.8%	9.6%	14.1%
2023 Homes Built 1960 to 1969		3.6%	6.1%	8.2%
2023 Homes Built 1950 to 1959		10.5%	18.6%	20.9%
2023 Homes Built Before 1949		47.6%	36.5%	23.2%
Home Values				
2023 Home Value \$1,000,000 or More		0.3%	0.5%	0.5%
2023 Home Value \$500,000 to \$999,999		1.7%	2.7%	3.4%
2023 Home Value \$400,000 to \$499,999		4.0%	2.8%	3.1%
2023 Home Value \$300,000 to \$399,999		4.0%	5.9%	5.6%
2023 Home Value \$200,000 to \$299,999		14.5%	14.7%	16.0%
2023 Home Value \$150,000 to \$199,999		9.9%	13.5%	15.3%
2023 Home Value \$100,000 to \$149,999		18.8%	17.7%	20.5%
2023 Home Value \$50,000 to \$99,999		33.6%	30.0%	26.3%
2023 Home Value \$25,000 to \$49,999		7.8%	7.1%	4.8%
2023 Home Value Under \$25,000		5.5%	5.0%	4.5%
2023 Median Home Value		\$114,542	\$119,977	\$135,227
2023 Median Rent		\$666	\$642	\$659

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6839/-97.3176

213-215 S Hydraulic Ave Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

Labor Force

2023 Est. Labor Population Age 16 Years or Over	7,628	84,829	181,053
2023 Est. Civilian Employed	59.5%	59.5%	59.8%
2023 Est. Civilian Unemployed	3.3%	2.8%	2.6%
2023 Est. in Armed Forces	0.2%	0.3%	0.5%
2023 Est. not in Labor Force	37.0%	37.4%	37.0%
2023 Labor Force Males	55.0%	50.7%	49.3%
2023 Labor Force Females	45.0%	49.3%	50.7%

Occupation

2023 Occupation: Population Age 16 Years or Over	4,538	50,467	108,239
2023 Mgmt, Business, & Financial Operations	14.5%	11.2%	11.2%
2023 Professional, Related	18.8%	18.8%	19.8%
2023 Service	22.3%	22.1%	20.8%
2023 Sales, Office	16.5%	21.1%	21.8%
2023 Farming, Fishing, Forestry	-	0.2%	0.3%
2023 Construction, Extraction, Maintenance	11.5%	10.8%	10.8%
2023 Production, Transport, Material Moving	16.3%	15.9%	15.2%
2023 White Collar Workers	49.8%	51.1%	52.9%
2023 Blue Collar Workers	50.2%	48.9%	47.1%

Transportation to Work

2023 Drive to Work Alone	77.3%	76.0%	77.2%
2023 Drive to Work in Carpool	10.6%	10.0%	10.0%
2023 Travel to Work by Public Transportation	1.3%	2.0%	1.4%
2023 Drive to Work on Motorcycle	0.2%	0.3%	0.2%
2023 Walk or Bicycle to Work	3.4%	2.4%	2.0%
2023 Other Means	1.7%	1.3%	1.4%
2023 Work at Home	5.6%	8.0%	7.9%

Travel Time

2023 Travel to Work in 14 Minutes or Less	43.5%	39.0%	37.0%
2023 Travel to Work in 15 to 29 Minutes	45.1%	48.2%	50.4%
2023 Travel to Work in 30 to 59 Minutes	8.3%	10.3%	9.9%
2023 Travel to Work in 60 Minutes or More	3.2%	2.5%	2.7%
2023 Average Travel Time to Work	15.5	16.2	16.5

Consumer Expenditure

2023 Est. Total Household Expenditure	\$201.81 M	\$2.23 B	\$5.34 B
2023 Est. Apparel	\$7.04 M	\$77.44 M	\$186.04 M
2023 Est. Contributions, Gifts	\$10.89 M	\$121.09 M	\$296.7 M
2023 Est. Education, Reading	\$6.12 M	\$66.95 M	\$163.62 M
2023 Est. Entertainment	\$11 M	\$122.24 M	\$295.41 M
2023 Est. Food, Beverages, Tobacco	\$31.61 M	\$348.22 M	\$828.47 M
2023 Est. Furnishings, Equipment	\$6.84 M	\$76.03 M	\$183.67 M
2023 Est. Health Care, Insurance	\$18.42 M	\$206.17 M	\$493.32 M
2023 Est. Household Operations, Shelter, Utilities	\$67.11 M	\$736.84 M	\$1.76 B
2023 Est. Miscellaneous Expenses	\$3.79 M	\$41.86 M	\$100.62 M
2023 Est. Personal Care	\$2.7 M	\$29.86 M	\$71.53 M
2023 Est. Transportation	\$36.29 M	\$402.76 M	\$966.44 M

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