



SUPERIOR TOOL  
SERVICE, INC.

# PROPERTY INFORMATION



**AUCTION**

*Dalgreen*

*True Value*



Evans Ceramic Supply  
Being a Ceramic Master is a matter of difference.



SB Woodworking

**Save**  
*a lot*



**S. BRADWAY AVE.**

**S. MEAD ST.**

**SITE**

**SOUTHEAST BLVD.**

**S. HYDRAULIC ST.**

**S. LAURA**



**The Mart**

**E. MOUNT VERNON ST.**

**E.J. WELCH COMPANY**  
WHOLESALE FLOORING & SUPPLIES

**CTA**  
COMMUNICATIONS TECHNOLOGY  
ASSOCIATES, INC.

## 1826-1838 S. LAURA AVE. WICHITA, KS 67211

**ONLINE ONLY - SOLD IN THREE LOTS**  
**Ends Wednesday, December 20, 2023**



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



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DEMOGRAPHICS

OWNER NAME AND MAILING ADDRESS

NEXT LEVEL II LLC

125 E 2ND ST N

WICHITA, KS 67202-2004

PROPERTY SITUS ADDRESS

1826 S LAURA AVE APT 1

WICHITA, KS 67211

1826 S LAURA AVE APT 2

LAND BASED CLASSIFICATION SYSTEM

Function: 1103 Triplex Sfx:

Activity: 1100 Household activities

Ownership: 1100 Private-fee simple

Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R

Property Type: RU-Urban Res Homesite

Living Units: 3

Zoning: B

Multi-Zoning: N Non-Conforming: N

Neighborhood: 333.5 333.5

Economic Adj. Factor:

Map / Routing: /

School District: 0602 USD 259

Legacy ID: 00128176

Investment Class:

Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 118-120 LAURA AVE

RANSON'S ADD.



Image Date: 09/15/2020

PROPERTY FACTORS

Topography: Level - 1

Utilities: All Public - 1

Access: Paved Road - 1, Alley - 7

Fronting: Residential Street - 4

Location: Neighborhood or Spot - 6

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
06/07/2022	12:08 PM	17	RE	522/565		
04/01/2022	1:22 PM	11	RE	522		
08/18/2016	7:47 AM	11	RE	546		

BUILDING PERMITS					
Number	Amount	Type	Issue Date	Status	% Comp

2023 APPRAISED VALUE				2022 APPRAISED VALUE			
Cls	Land	Building	Total	Cls	Land	Building	Total
R	18,500	112,300	130,800	R	17,500	113,300	130,800
Total	18,500	112,300	130,800	Total	17,500	113,300	130,800

MISCELLANEOUS IMPROVEMENT VALUES		
Class	Value	Reason Code

NEW CONSTRUCTION		
Class	Value	Reason Code

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 Est
Sqft	1-Primary Site - 1	6,936											R0109	7,000.00	2.65	0.64	0.64	2.67	18,500
Total Market Land Value																			18,500



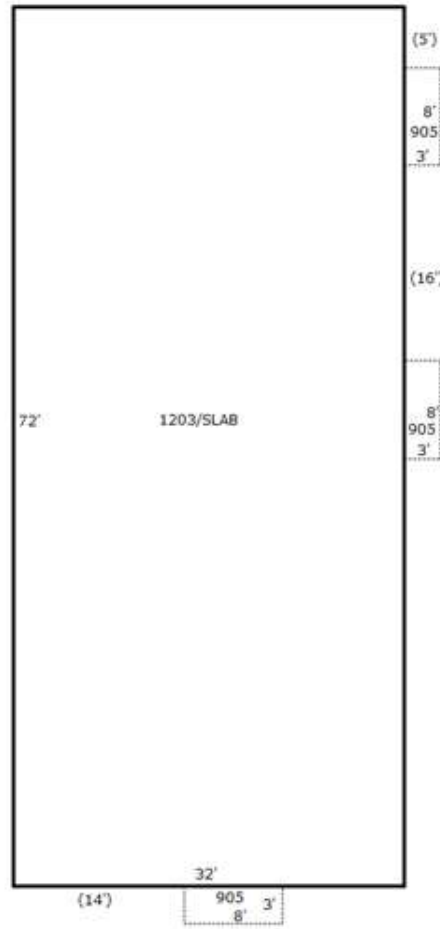
DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES			
Situs: 1826 S LAURA AVE APT 1 WICHITA, KS 67203				Arch Style: 22-Triplex				Cost Land: 18,500			
Res Type: 3-Town House				Bsmt Type: 1-Slab - 1				Cost Building: 133,780			
Quality: 2.67-AV-				Total Rooms: 12		Bedrooms: 6		Cost Total: 152,280			
Year Blt: 1979		Est: Yes		Family Rooms:				Ag Use Land: 0			
Eff Year:				Full Baths: 3		Half Baths:		Ag Buildings: 0			
MS Style: 19-One Story End Unit				Garage Cap:				Misc. Buildings: 0			
LBCSStruct: 1203-3 units (triplex)				Foundation: None - 1				Manufactured Homes: 0			
No. of Units:				Model/Mkt Area: 01 - <=75,000				Income Value: 0			
Total Living Area:		2,304						Market Value: 137,800			
Calculated Area:		2,304						MRA Value: 155,800			
Main Floor Living Area:		2,304						Weighted Estimate:			
Upper Floor Living Area Pct:								New Construction: 0			
CDU: AV								Indexed Value: 142,600			
				IMPROVEMENT COST SUMMARY							
Phys/Func/Econ: AV / /				Dwelling RCN:		194,950					
Ovr Pct Gd/Rsn:				Percent Good:		73					
Remodel:				Mkt Adj: 94		Eco Adj: 100					
Remodel Descrip:				Building Value:		133,780					
Percent Complete:				Other Improvement RCN:		0					
Assessment Class:				Other Improvement Value:		0					
								FINAL VALUES			
Value Method:								Prior Value:			
Land Value:								Value Method:		PRIOR	
Building Value:								Land Value:		18,500	
Final Value:								Building Value:		112,300	
								Final Value:		130,800	
								Prior Value:			

BUILDING COMMENTS

DWELLING COMPONENTS						
No.	Code	Units	Pct	Quality	Year	
1	104-Frame, Plywood or Hardboard		100			
2	208-Composition Shingle		100			
3	351-Warmed & Cooled Air		100			
4	402-Automatic Floor Cover Allowance					
5	601-Plumbing Fixtures	15				
6	602-Plumbing Rough-ins	3				
7	621-Slab on Grade	2,304				
8	905-Raised Slab Porch with Roof	24				
9	905-Raised Slab Porch with Roof	24				
10	905-Raised Slab Porch with Roof	24				

Situs: 1826 S LAURA AVE APT 1 WICHITA, KS 67211

128330130200700



Sketch by Apex Sketch

OWNER NAME AND MAILING ADDRESS

NEXT LEVEL II LLC  
  
125 E 2ND ST N  
  
WICHITA, KS 67202-2004

PROPERTY SITUS ADDRESS

1836 S LAURA AVE  
WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:  
Activity: 1100 Household activities  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R  
Property Type: RU-Urban Res Homesite  
Living Units: 1  
Zoning: B  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 333.5 333.5  
Economic Adj. Factor:  
Map / Routing: /  
School District: 0602 USD 259  
Legacy ID: 00128179  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 126-128 LAURA AVE.  
RANSON'S ADD.



Image Date: 09/15/2020

PROPERTY FACTORS

Topography: Level - 1  
  
Utilities: All Public - 1  
  
Access: Paved Road - 1, Alley - 7  
  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
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
08/15/2019	3:47 PM	17	RE	522/562		
08/02/2019	5:13 PM	11	RE	562		
06/14/2013	11:00 AM	11	RE	521		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2023 APPRAISED VALUE

Cls	Land	Building	Total
R	18.600	36.100	54.700
Total	18.600	36.100	54.700

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	17,500	32,700	50,200
Total	17,500	32,700	50,200

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 Est
Fron	8-No Value - 8		50	140	1.03								RL1001	70.00	0.00	0.00	0.00		0
Sqft	1-Primary Site - 1	7,028											R0109	7,000.00	2.65	0.64	0.64	2.65	18,600
Total Market Land Value																			18,600

DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES			
Situs: 1836 S LAURA AVE WICHITA, KS 672				Arch Style: 09-Old Style				Cost Land: 18,600			
Res Type: 1-Single-Family Residence				Bsmt Type: 1-Slab - 1				Cost Building: 39,810			
Quality: 2.33-FR+				Total Rooms: 5		Bedrooms: 2		Cost Total: 58,410			
Year Blt: 1935		Est: Yes		Family Rooms: 1				Ag Use Land: 0			
Eff Year:				Full Baths: 1		Half Baths:		Ag Buildings: 0			
MS Style: 1-One Story				Garage Cap:				Misc. Buildings: 0			
LBCSStruct: 1110-Detached SFR unit				Foundation: None - 1				Manufactured Homes: 0			
No. of Units:				Model/Mkt Area: 01 - <=75,000				Income Value: 0			
Total Living Area:		1,388						Market Value: 64,400			
Calculated Area:		1,388						MRA Value: 62,800			
Main Floor Living Area:		1,388						Weighted Estimate:			
Upper Floor Living Area Pct:								New Construction: 0			
CDU: FR								Indexed Value: 54,700			
				IMPROVEMENT COST SUMMARY							
Phys/Func/Econ: AV / /				Dwelling RCN:		132,360					
Ovr Pct Gd/Rsn:				Percent Good:		32					
Remodel:				Mkt Adj: 94		Eco Adj: 100					
Remodel Descrip: 1980				Building Value:		39,810					
Percent Complete:				Other Improvement RCN:		0					
Assessment Class:				Other Improvement Value:		0					
MU CIs/Pct:											
								FINAL VALUES			
								Value Method:		IDXVAL	
								Land Value:		18,600	
								Building Value:		36,100	
								Final Value:		54,700	
								Prior Value:			

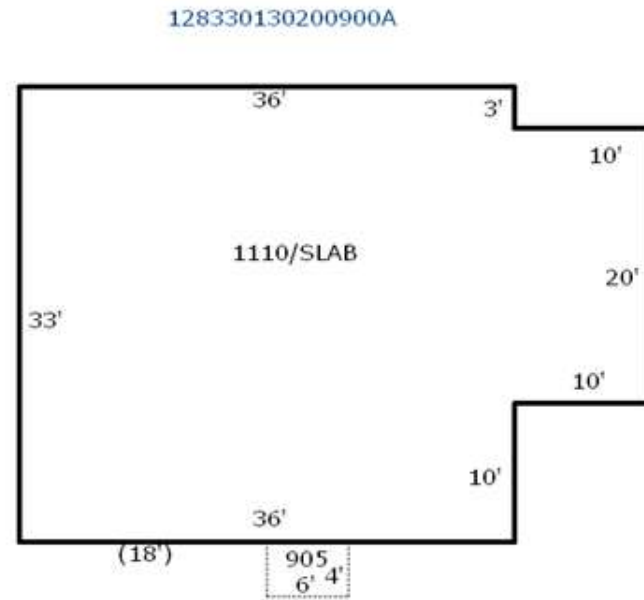
BUILDING COMMENTS

RemDesc: 1980

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	109-Frame, Stucco		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	621-Slab on Grade	1,188			
8	622-Raised Subfloor	200			
9	905-Raised Slab Porch with Roof	24			

Situs: 1836 S LAURA AVE WICHITA, KS 67211



Sketch by Apex Sketch



# Property Information Report

**Owner Name:** NEXT LEVEL II LLC  
**PIN Number:** 00128176  
**AIN:** 087-128-33-0-13-02-007.00  
**Geocode:** B 084320002  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** NEXT LEVEL II LLC  
  
**Owner Address:** 1144 N ST FRANCIS AVE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67214-2814

## Property Address

**Property Address:** 1826 S LAURA AVE Apt 1  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

## Appraised Values

**Appraised Land Value:** \$18,500  
**Appraised Improvement Value:** \$112,300  
**Appraised Total Value:** \$130,800

## Assessed Values

**Assessed Land Value:** \$2,128  
**Assessed Improvement Value:** \$12,915  
**Assessed Total Value:** \$15,043

## Land Information

**Total Acres:** 0.159  
**Total Square Feet:** 6,936

**Abbreviated  
Legal  
Description:**

LOTS 118-120 LAURA AVE RANSON'S ADD.

## Improvement Information

**Year Built:** 1979  
**Year Last Sold:** 2015  
**Style:** N/A  
**Basement Type:** Slab - 1  
**Arch Style Desc:** Triplex  
**Neighborhood Code:** 333.5

**Living Unit:** 3  
**Bedrooms:** 6  
**Bathrooms:** 3  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** 2304

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** NEXT LEVEL II LLC  
**PIN Number:** 00128178  
**AIN:** 087-128-33-0-13-02-008.00  
**Geocode:** B 084320004  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** NEXT LEVEL II LLC  
**Owner Address:** 1144 N ST FRANCIS AVE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67214-2814

## Property Address

**Property Address:**  
**Property City:** null  
**Property State:** KS  
**Property ZIP:**

## Appraised Values

**Appraised Land Value:** \$4,400  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$4,400

## Assessed Values

**Assessed Land Value:** \$506  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$506

## Land Information

**Total Acres:** 0.159  
**Total Square Feet:** 6,942

**Abbreviated  
Legal  
Description:**

LOTS 122-124 LAURA AVE. RANSON'S ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2015  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 333.5

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

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

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** NEXT LEVEL II LLC  
**PIN Number:** 00128179  
**AIN:** 087-128-33-0-13-02-009.00A  
**Geocode:** B 084320005  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** NEXT LEVEL II LLC  
**Owner Address:** 1144 N ST FRANCIS AVE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67214-2814

## Property Address

**Property Address:** 1836 S LAURA AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

## Appraised Values

**Appraised Land Value:** \$18,600  
**Appraised Improvement Value:** \$36,100  
**Appraised Total Value:** \$54,700

## Assessed Values

**Assessed Land Value:** \$2,139  
**Assessed Improvement Value:** \$4,152  
**Assessed Total Value:** \$6,291

## Land Information

**Total Acres:** 0.161  
**Total Square Feet:** 7,028

**Abbreviated  
Legal  
Description:**

LOTS 126-128 LAURA AVE. RANSON'S ADD.

## Improvement Information

**Year Built:** 1935  
**Year Last Sold:** 2015  
**Style:** 1.0 Story  
**Basement Type:** Slab - 1  
**Arch Style Desc:** Old Style  
**Neighborhood Code:** 333.5

**Living Unit:** 1  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** 1388

## Other Information

**School District:** 259

# Property Information Report

**Owner Name:** NEXT LEVEL II LLC  
**PIN Number:** 00128180  
**AIN:** 087-128-33-0-13-02-009.00B  
**Geocode:** B 084320006  
**Tax Unit:** 67-02

## Owner Address

**Owner Name:** NEXT LEVEL II LLC  
**Owner Address:** 1144 N ST FRANCIS AVE  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67214-2814

## Property Address

**Property Address:** 1838 S LAURA AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

## Appraised Values

**Appraised Land Value:** \$4,400  
**Appraised Improvement Value:** \$7,010  
**Appraised Total Value:** \$11,410

## Assessed Values

**Assessed Land Value:** \$506  
**Assessed Improvement Value:** \$806  
**Assessed Total Value:** \$1,312

## Land Information

**Total Acres:** 0.160  
**Total Square Feet:** 6,962

**Abbreviated  
Legal  
Description:**

LOTS 130-132 LAURA AVE. RANSON'S ADD.

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2015  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 333.5

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

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

## Other Information

**School District:** 259

# Property Taxes and Appraisals

1826 S LAURA AVE Apt 1 WICHITA

## Property Description

Legal Description	LOTS 118-120 LAURA AVE RANSON'S ADD.
Owner	NEXT LEVEL II LLC
Mailing Address	1144 N ST FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 084320002
PIN	00128176
AIN	128330130200700
Tax Unit	6702 001 WICHITA U-259
Land Use	1103 Triplex
Market Land Square Feet	6,936
2023 Total Acres	.16
2023 Appraisal	\$130,800
2023 Assessment	\$15,043

## Residential Structure Characteristics

Year Built	1979
Bedrooms	6
Living Sq. Ft.	2,304
Full Baths	3
Half Baths	
Architectural Style	Triplex
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Slab - 1
Condition	AVERAGE
More Details	View the Property Record Card for full property details

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$18,500	\$112,300	\$130,800	
2022	Residential	\$17,500	\$113,300	\$130,800	+8%
2021	Residential	\$14,000	\$107,100	\$121,100	+8%
2020	Residential	\$14,000	\$98,500	\$112,500	+4%
2019	Residential	\$14,000	\$94,200	\$108,200	+9%
2018	Residential	\$11,900	\$87,400	\$99,300	
2017	Residential	\$11,200	\$88,100	\$99,300	
2016	Residential	\$11,200	\$88,100	\$99,300	
2015	Residential	\$11,200	\$88,100	\$99,300	+8%
2014	Residential	\$11,200	\$80,700	\$91,900	



## Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$2,128	\$12,915	\$15,043	
2022	Residential	\$2,013	\$13,030	\$15,043	+8%
2021	Residential	\$1,610	\$12,317	\$13,927	+8%
2020	Residential	\$1,610	\$11,328	\$12,938	+4%
2019	Residential	\$1,610	\$10,833	\$12,443	+9%
2018	Residential	\$1,369	\$10,051	\$11,420	
2017	Residential	\$1,288	\$10,132	\$11,420	
2016	Residential	\$1,288	\$10,132	\$11,420	
2015	Residential	\$1,288	\$10,132	\$11,420	+8%
2014	Residential	\$1,288	\$9,281	\$10,569	

## 2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$25.14
Totals:		\$0.00	\$0.00	\$25.14

## 2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$25.14
Totals:		\$0.00	\$0.00	\$25.14

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$1,639.65	\$25.14	\$63.47	\$16.00	\$1,744.26	\$832.40	\$911.86
2021	116.142000	\$1,571.50	\$23.70	\$11.96	\$0.00	\$1,607.16	\$1,607.16	\$0.00
2020	116.599000	\$1,462.54	\$23.40	\$0.00	\$0.00	\$1,485.94	\$1,485.94	\$0.00
2019	116.788000	\$1,407.17	\$0.00	\$0.00	\$0.00	\$1,407.17	\$1,407.17	\$0.00
2018	117.213000	\$1,292.56	\$0.00	\$0.00	\$0.00	\$1,292.56	\$1,292.56	\$0.00
2017	117.294000	\$1,293.49	\$0.00	\$0.00	\$0.00	\$1,293.49	\$1,293.49	\$0.00
2016	117.201000	\$1,292.41	\$14.64	\$0.00	\$0.00	\$1,307.05	\$1,307.05	\$0.00
2015	119.845000	\$1,322.63	\$14.64	\$2.23	\$16.00	\$1,355.50	\$1,355.50	\$0.00
2014	117.365011	\$1,194.44	\$19.44	\$0.00	\$0.00	\$1,213.88	\$1,213.88	\$0.00
2013	120.600691	\$1,281.31	\$19.44	\$0.00	\$0.00	\$1,300.75	\$1,300.75	\$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
Total: 115.114000	

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

# Property Taxes and Appraisals

## LOTS 122-124 LAURA AVE. RANSON'S ADD.

### Property Description

Legal Description	LOTS 122-124 LAURA AVE. RANSON'S ADD.
Owner	NEXT LEVEL II LLC
Mailing Address	1144 N ST FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 084320004
PIN	00128178
AIN	128330130200800
Tax Unit	6702 001 WICHITA U-259
Land Use	1199 Accessory residential unit
Market Land Square Feet	6,942
2023 Total Acres	.16
2023 Appraisal	\$4,400
2023 Assessment	\$506

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$4,400	\$0	\$4,400	+5%
2022	Residential	\$4,200	\$0	\$4,200	
2021	Residential	\$4,200	\$0	\$4,200	
2020	Residential	\$4,200	\$0	\$4,200	
2019	Residential	\$4,200	\$0	\$4,200	
2018	Residential	\$4,200	\$0	\$4,200	+35%
2017	Residential	\$3,100	\$0	\$3,100	
2016	Residential	\$3,100	\$0	\$3,100	
2015	Residential	\$3,100	\$0	\$3,100	-3%
2014	Residential	\$3,200	\$0	\$3,200	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$506	\$0	\$506	+5%
2022	Residential	\$483	\$0	\$483	
2021	Residential	\$483	\$0	\$483	
2020	Residential	\$483	\$0	\$483	
2019	Residential	\$483	\$0	\$483	
2018	Residential	\$483	\$0	\$483	+35%
2017	Residential	\$357	\$0	\$357	
2016	Residential	\$357	\$0	\$357	
2015	Residential	\$357	\$0	\$357	-3%
2014	Residential	\$368	\$0	\$368	

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$55.58	\$0.00	\$0.36	\$0.00	\$55.94	\$50.90	\$5.04
2021	116.142000	\$56.08	\$0.00	\$0.42	\$0.00	\$56.50	\$56.50	\$0.00
2020	116.599000	\$56.32	\$0.00	\$0.00	\$0.00	\$56.32	\$56.32	\$0.00
2019	116.788000	\$56.38	\$0.00	\$0.00	\$0.00	\$56.38	\$56.38	\$0.00
2018	117.213000	\$56.61	\$0.00	\$0.00	\$0.00	\$56.61	\$56.61	\$0.00
2017	117.294000	\$41.89	\$0.00	\$0.00	\$0.00	\$41.89	\$41.89	\$0.00
2016	117.201000	\$41.86	\$0.00	\$0.00	\$0.00	\$41.86	\$41.86	\$0.00
2015	119.845000	\$42.79	\$0.00	\$0.07	\$0.00	\$42.86	\$42.86	\$0.00
2014	117.365011	\$43.17	\$0.00	\$0.00	\$0.00	\$43.17	\$43.17	\$0.00
2013	120.600691	\$44.37	\$0.00	\$0.00	\$0.00	\$44.37	\$44.37	\$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	

# Property Taxes and Appraisals

## 1836 S LAURA AVE WICHITA

### Property Description

Legal Description	LOTS 126-128 LAURA AVE. RANSON'S ADD.
Owner	NEXT LEVEL II LLC
Mailing Address	1144 N ST FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 084320005
PIN	00128179
AIN	128330130200900A
Tax Unit	6702 001 WICHITA U-259
Land Use	1101 Single family detached dwelling
Market Land Square Feet	7,028
2023 Total Acres	.16
2023 Appraisal	\$54,700
2023 Assessment	\$6,291

### Residential Structure Characteristics

Year Built	1935
Bedrooms	2
Living Sq. Ft.	1,388
Full Baths	1
Half Baths	
Architectural Style	Old Style
Basement Sq. Ft.	
Finished Basement Sq. Ft.	
Basement Type	Slab - 1
Condition	FAIR
More Details	<a href="#">View the Property Record Card for full property details</a>

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$18,600	\$36,100	\$54,700	+9%
2022	Residential	\$17,500	\$32,700	\$50,200	+8%
2021	Residential	\$14,000	\$32,500	\$46,500	+3%
2020	Residential	\$14,000	\$31,100	\$45,100	+4%
2019	Residential	\$14,000	\$29,400	\$43,400	+9%
2018	Residential	\$11,900	\$27,890	\$39,790	
2017	Residential	\$11,200	\$28,590	\$39,790	
2016	Residential	\$11,200	\$28,590	\$39,790	
2015	Residential	\$11,200	\$28,590	\$39,790	-7%
2014	Residential	\$11,200	\$31,400	\$42,600	



## Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$2,139	\$4,152	\$6,291	+9%
2022	Residential	\$2,013	\$3,761	\$5,774	+8%
2021	Residential	\$1,610	\$3,738	\$5,348	+3%
2020	Residential	\$1,610	\$3,577	\$5,187	+4%
2019	Residential	\$1,610	\$3,381	\$4,991	+9%
2018	Residential	\$1,369	\$3,207	\$4,576	
2017	Residential	\$1,288	\$3,288	\$4,576	
2016	Residential	\$1,288	\$3,288	\$4,576	
2015	Residential	\$1,288	\$3,288	\$4,576	-7%
2014	Residential	\$1,288	\$3,611	\$4,899	

## 2022 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$8.38
Totals:		\$0.00	\$0.00	\$8.38

## 2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$8.38
Totals:		\$0.00	\$0.00	\$8.38

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$572.66	\$8.38	\$22.15	\$16.00	\$619.19	\$290.52	\$328.67
2021	116.142000	\$575.12	\$7.90	\$4.37	\$0.00	\$587.39	\$587.39	\$0.00
2020	116.599000	\$558.78	\$7.80	\$0.00	\$0.00	\$566.58	\$566.58	\$0.00
2019	116.788000	\$536.90	\$7.80	\$0.00	\$0.00	\$544.70	\$544.70	\$0.00
2018	117.213000	\$490.35	\$5.88	\$0.00	\$0.00	\$496.23	\$496.23	\$0.00
2017	117.294000	\$490.73	\$5.88	\$0.00	\$0.00	\$496.61	\$496.61	\$0.00
2016	117.201000	\$490.33	\$4.88	\$0.00	\$0.00	\$495.21	\$495.21	\$0.00
2015	119.845000	\$502.39	\$4.88	\$0.85	\$16.00	\$524.12	\$524.12	\$0.00
2014	117.365011	\$528.96	\$6.48	\$0.00	\$0.00	\$535.44	\$535.44	\$0.00
2013	120.600691	\$544.80	\$6.48	\$0.00	\$0.00	\$551.28	\$551.28	\$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
Total: 115.114000	

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

# Property Taxes and Appraisals

## 1838 S LAURA AVE WICHITA

### Property Description

Legal Description	LOTS 130-132 LAURA AVE. RANSON'S ADD.
Owner	NEXT LEVEL II LLC
Mailing Address	1144 N ST FRANCIS AVE WICHITA KS 67214-2814
Geo Code	B 084320006
PIN	00128180
AIN	128330130200900B
Tax Unit	6702 001 WICHITA U-259
Land Use	1199 Accessory residential unit
Market Land Square Feet	6,962
2023 Total Acres	.16
2023 Appraisal	\$11,410
2023 Assessment	\$1,312

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$4,400	\$7,010	\$11,410	+11%
2022	Residential	\$4,200	\$6,050	\$10,250	+4%
2021	Residential	\$4,200	\$5,630	\$9,830	-2%
2020	Residential	\$4,200	\$5,800	\$10,000	+2%
2019	Residential	\$4,200	\$5,580	\$9,780	
2018	Residential	\$4,200	\$5,580	\$9,780	+9%
2017	Residential	\$3,100	\$5,850	\$8,950	
2016	Residential	\$3,100	\$5,850	\$8,950	-1%
2015	Residential	\$3,100	\$5,950	\$9,050	-1%
2014	Residential	\$3,200	\$5,940	\$9,140	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Residential	\$506	\$806	\$1,312	+11%
2022	Residential	\$483	\$696	\$1,179	+4%
2021	Residential	\$483	\$647	\$1,130	-2%
2020	Residential	\$483	\$667	\$1,150	+2%
2019	Residential	\$483	\$642	\$1,125	
2018	Residential	\$483	\$642	\$1,125	+9%
2017	Residential	\$357	\$673	\$1,030	
2016	Residential	\$357	\$673	\$1,030	-1%
2015	Residential	\$357	\$684	\$1,041	-1%
2014	Residential	\$368	\$683	\$1,051	

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	115.114000	\$135.72	\$0.00	\$5.17	\$16.00	\$156.89	\$67.86	\$89.03
2021	116.142000	\$131.24	\$0.00	\$0.98	\$0.00	\$132.22	\$132.22	\$0.00
2020	116.599000	\$134.11	\$0.00	\$0.00	\$0.00	\$134.11	\$134.11	\$0.00
2019	116.788000	\$131.39	\$0.00	\$0.00	\$0.00	\$131.39	\$131.39	\$0.00
2018	117.213000	\$131.89	\$0.00	\$0.00	\$0.00	\$131.89	\$131.89	\$0.00
2017	117.294000	\$120.82	\$0.00	\$0.00	\$0.00	\$120.82	\$120.82	\$0.00
2016	117.201000	\$120.74	\$0.00	\$0.00	\$0.00	\$120.74	\$120.74	\$0.00
2015	119.845000	\$124.77	\$0.00	\$0.21	\$16.00	\$140.98	\$140.98	\$0.00
2014	117.365011	\$123.35	\$0.00	\$0.00	\$0.00	\$123.35	\$123.35	\$0.00
2013	120.600691	\$123.15	\$0.00	\$0.00	\$0.00	\$123.15	\$123.15	\$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	



Geographic Information Services

*Sedgwick County...  
working for you*

Date: 11/16/2023

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

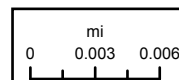
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## GIS Aerial

## Sedgwick County, Kansas

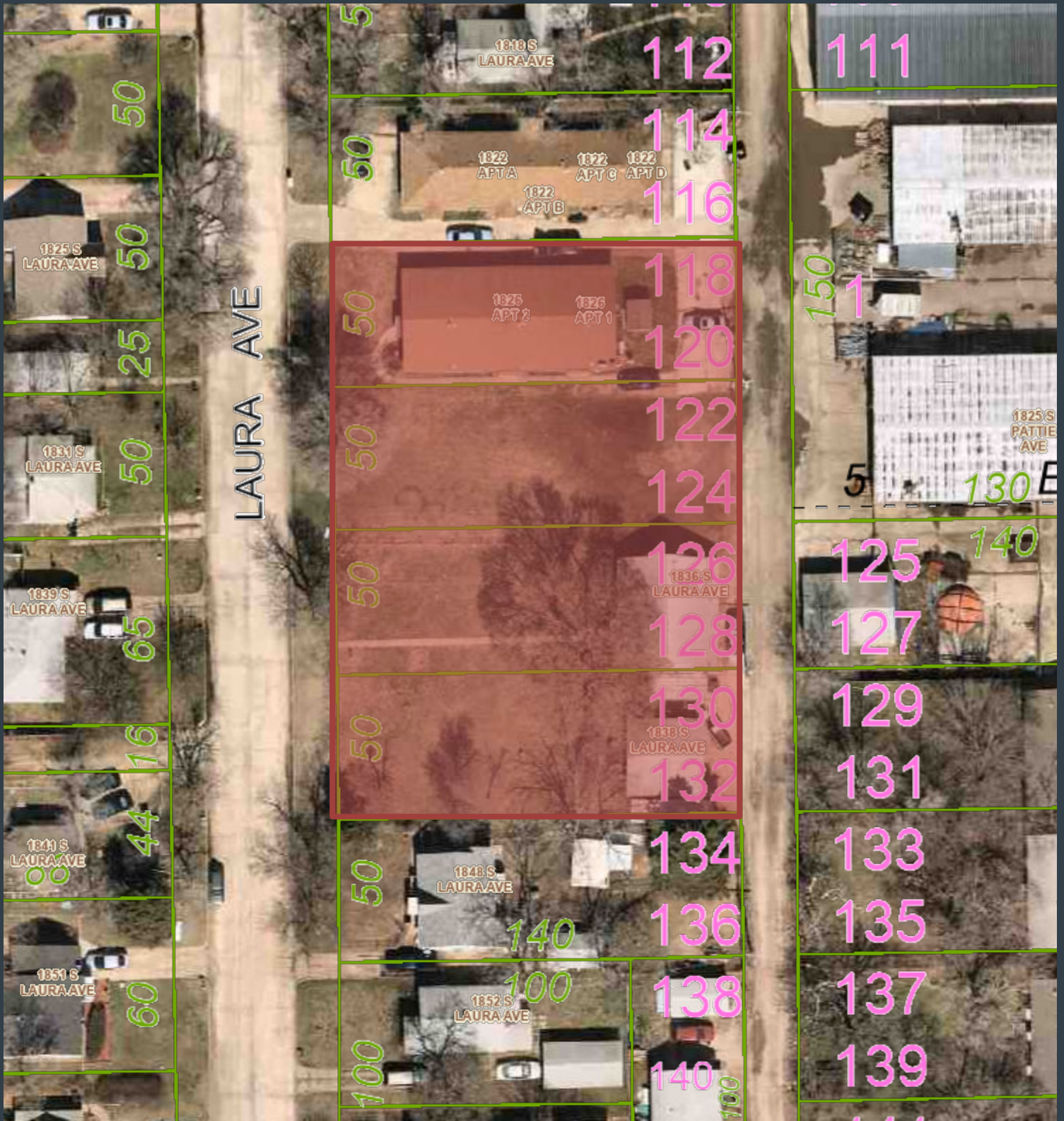


1:564



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Receipt #: 1967529  
Pages Recorded: 2

Recording Fee: \$26.00



Receipt #: 1958968  
Pages Recorded: 1

Recording Fee: \$12.00

Cashier: Kuchler  
Date Recorded: 03/09/2016 04:05:50 PM



Authorized By: *Steph B. King*

Cashier: Katigall  
Date Recorded: 12/21/2015 12:25:20 PM

Authorized By: *[Signature]*

RE-FILED

MAIL TO:  
*229 E Williams St Ste 410  
Wichita KS 67202*

Re-filed to correct Grantee's Name

## STATUTORY WARRANTY DEED

Grantor(s): **Richard Porter Milligan, a single person**

Convey(s) and Warrant(s) to **Next Level II Properties, LLC, a Kansas limited liability company**

The following described premises, to-wit:

**Lots 118, 120, 122, 124, 126, 128, 130, and 132, on Laura Avenue,  
Ranson's Addition to the City of Wichita, Sedgwick County, Kansas.**

For the sum of One Dollar and other good and valuable consideration.

Subject to: easements and restrictions of record, if any

Dated this 18th day of December, 2015

*Richard Porter Milligan*  
Richard Porter Milligan

State of Kansas, Sedgwick County} ss.

This instrument was acknowledged before me on December 18, 2015 by Richard Porter Milligan, a single person.

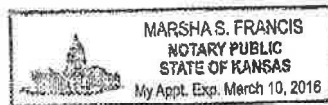
*Marsha S. Francis*

Marsha S. Francis

Notary Public

My appointment expires:

*3/10/16*



The space above is reserved for REGISTER OF DEEDS

**AFFIDAVIT – DOCUMENT RE-FILE**  
FOR USE ONLY IN SEDGWICK COUNTY, KS

STATE OF Kansas )  
 )  
COUNTY OF Sedgwick )

SS:

I, Teresa A. Rodiek do state that I have personal knowledge of the statements and  
(PRINT NAME OF AFFIANT)  
representations set forth in this affidavit.

**INSTRUMENT INFORMATION:**

BOOK	PAGE	STATE CORRECTION
2957	7861	Grantee's Name should not have Properties in it

(State specifically the correction being made in the space above AND ON THE DOCUMENT BEING REFILED)

As the affiant, I have the full authority from the signatories of the document to correct the error described above.

I, the undersigned and his/her company will indemnify and hold harmless the Register of Deeds of Sedgwick County, Kansas, from and against any and all loss, cost, or liability arising from the correction of the aforesaid error.

Affiant's Signature:

X Teresa A. Rodiek

Teresa A. Rodiek

PRINT NAME

Recording Clerk/Security 1st Title

TITLE/COMPANY

SUBSCRIBED AND SWORN TO before me on March 9, 2016

DATE

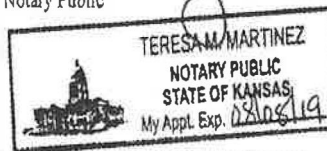
Teresa M. Martinez

Notary Public

August 8

, 20 19

My term expires



The space below is reserved for REGISTER OF DEEDS



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 EXTRACONTRACTUAL 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

**Eric Stucky**  
**727 N Waco Ave, Ste 300**  
**Wichita, KS 67203**  
**(316) 293-1650 (Work)**  
**(316) 267-8115 (Work Fax)**  
[estucky@security1st.com](mailto:estucky@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:	Eric Stucky 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 293-1650 (Work) (316) 267-8115 (Work Fax) <a href="mailto:estucky@security1st.com">estucky@security1st.com</a>
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-ES3051137-DB		
Property Address:	1826 S. Laura Ave. Apt 1; 1826 S. Laura Ave. Apt 2; 1836 S. Laura Ave.; 1838 S. Laura Ave Wichita, KS 67211		

**SCHEDULE A**

**1. Commitment Date:**

11/06/2023 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:**

Next Level II, LLC, a Kansas limited liability company

**5. The Land is described as follows:**

Lots 118, 120, 122, 124, 126, 128, 130, and 132, on Laura Avenue, Ranson's Addition to the City of Wichita, Sedgwick County, Kansas.

**Security 1st Title, LLC**

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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. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **File a partial release of Mortgage dated MARCH 29, 2017, recorded APRIL 03, 2017, as Doc#/Flm-Pg: [29680838](#), made by Next Level II, LLC, a Kansas limited liability company, to Union State Bank, in the amount of \$432,000.00.**
7. **File a partial release of the Assignment of Leases/Rents dated MARCH 29, 2017, recorded APRIL 03, 2017, as Doc#/Flm-Pg: [29680839](#), made by Next Level II, LLC a Kansas limited liability company, to Union State Bank.**
8. **We have a copy of the Articles of Organization dated January 11, 2012 and a copy of the Operating Agreement dated January 1, 2012 of Next Level II, 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.**
9. **Any instrument to be executed by the limited liability company must:**
  - a. Be executed in the limited liability company's name, and
  - b. Be signed by Tyson Bean, Member and Erik D. Leschuk as Trustee of the 2010 Erik D. Leschuk Irrevocable Trust, Member AND Erik D. Leschuk as Trustee of the Restated and Amended Erik Leschuk Revocable Trust, Member. In the alternative, one Member may sign with the separate written consent of the other Members.
10. **Provide this company with a properly completed and executed Owner's Affidavit.**
11. **File a Warranty Deed from Next Level II, LLC, a Kansas limited liability company to A Legal Entity, to be determined.**

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions*

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12. 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 fiscal year 2022 in the original amount of \$1,664.79.**

**First Installment: \$832.40, PAID**

**Second Installment: \$832.39, + interest and fees, DELINQUENT**

**Property I.D. # B-08432-0002**

**PIN # 00128176 (as to a portion - Lots 118, 120)**

8. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$55.58.**

**First Installment: \$50.90, PAID**

**Second Installment: \$4.68, + interest and fees, DELINQUENT**

**Property I.D. # B-08432-0004**

**PIN # 00128178 (as to a portion - Lots 122, 124)**

9. **General taxes and special assessments for the fiscal year 2022 in the original amount of \$581.04.**

**First Installment: \$290.52, PAID**

**Second Installment: \$290.52, + interest and fees, DELINQUENT**

**Property I.D. # B-08432-0005**

**PIN # 00128179 (as to a portion - Lots 126, 128)**

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10. General taxes and special assessments for the fiscal year 2022 in the original amount of \$135.72.

First Installment: \$67.86, PAID

Second Installment: \$67.86, + interest and fees, DELINQUENT

Property I.D. # B-08432-0006

PIN # 00128180 (as to the remainder - Lots 130, 132)

11. Rights or claims of parties in possession not shown by the public records.
12. 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



**AUCTION**

Lat/Lon: 37.6599/-97.3235

1826 S Laura Ave Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	13,727	99,742	216,269
2028 Projected Population	13,659	100,225	216,715
2020 Census Population	13,893	99,447	215,970
2010 Census Population	14,399	101,614	219,462
Projected Annual Growth 2023 to 2028	-	-	-
Historical Annual Growth 2010 to 2023	-0.4%	-0.1%	-0.1%
<b>Households</b>			
2023 Estimated Households	5,658	41,402	88,923
2028 Projected Households	5,593	41,299	88,492
2020 Census Households	5,708	40,841	87,818
2010 Census Households	5,785	41,180	88,056
Projected Annual Growth 2023 to 2028	-0.2%	-	-
Historical Annual Growth 2010 to 2023	-0.2%	-	-
<b>Age</b>			
2023 Est. Population Under 10 Years	15.0%	14.4%	14.1%
2023 Est. Population 10 to 19 Years	14.2%	13.2%	13.6%
2023 Est. Population 20 to 29 Years	15.5%	16.7%	16.8%
2023 Est. Population 30 to 44 Years	20.6%	20.2%	19.5%
2023 Est. Population 45 to 59 Years	16.8%	16.3%	15.9%
2023 Est. Population 60 to 74 Years	13.4%	13.6%	14.5%
2023 Est. Population 75 Years or Over	4.6%	5.5%	5.8%
2023 Est. Median Age	32.4	33.0	33.7
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	50.4%	50.6%	49.9%
2023 Est. Female Population	49.6%	49.4%	50.1%
2023 Est. Never Married	34.9%	40.2%	39.7%
2023 Est. Now Married	31.8%	32.9%	35.4%
2023 Est. Separated or Divorced	25.4%	21.5%	19.6%
2023 Est. Widowed	7.9%	5.4%	5.3%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	1.4%	2.5%	2.9%
2023 Est. HH Income \$150,000 to \$199,999	2.3%	2.6%	3.4%
2023 Est. HH Income \$100,000 to \$149,999	6.6%	8.4%	9.6%
2023 Est. HH Income \$75,000 to \$99,999	7.5%	9.5%	11.1%
2023 Est. HH Income \$50,000 to \$74,999	18.6%	19.0%	20.1%
2023 Est. HH Income \$35,000 to \$49,999	16.3%	15.0%	14.6%
2023 Est. HH Income \$25,000 to \$34,999	13.0%	12.7%	11.8%
2023 Est. HH Income \$15,000 to \$24,999	14.0%	12.2%	11.4%
2023 Est. HH Income Under \$15,000	20.3%	18.1%	15.1%
2023 Est. Average Household Income	\$49,313	\$59,712	\$67,446
2023 Est. Median Household Income	\$38,405	\$44,539	\$49,473
2023 Est. Per Capita Income	\$20,388	\$25,377	\$28,162
2023 Est. Total Businesses	327	4,244	7,676
2023 Est. Total Employees	2,333	46,491	86,657

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



Lat/Lon: 37.6599/-97.3235

**1826 S Laura Ave**  
**Wichita, KS 67211**

**1 mi radius    3 mi radius    5 mi radius**

#### Race

2023 Est. White	57.6%	59.5%	59.5%
2023 Est. Black	11.2%	13.6%	14.2%
2023 Est. Asian or Pacific Islander	3.4%	4.7%	5.2%
2023 Est. American Indian or Alaska Native	1.6%	1.5%	1.3%
2023 Est. Other Races	26.2%	20.7%	19.8%

#### Hispanic

2023 Est. Hispanic Population	4,148	24,784	50,346
2023 Est. Hispanic Population	30.2%	24.8%	23.3%
2028 Proj. Hispanic Population	30.1%	24.9%	23.3%
2020 Hispanic Population	31.5%	24.6%	23.6%

#### Education (Adults 25 & Older)

2023 Est. Adult Population (25 Years or Over)	8,693	64,223	138,532
2023 Est. Elementary (Grade Level 0 to 8)	8.9%	7.5%	6.9%
2023 Est. Some High School (Grade Level 9 to 11)	10.7%	10.0%	9.7%
2023 Est. High School Graduate	39.3%	32.4%	30.5%
2023 Est. Some College	21.7%	23.8%	23.8%
2023 Est. Associate Degree Only	7.1%	7.3%	7.5%
2023 Est. Bachelor Degree Only	9.2%	12.0%	13.5%
2023 Est. Graduate Degree	3.0%	7.0%	8.2%

#### Housing

2023 Est. Total Housing Units	6,445	47,222	99,568
2023 Est. Owner-Occupied	38.2%	43.6%	46.6%
2023 Est. Renter-Occupied	49.6%	44.1%	42.7%
2023 Est. Vacant Housing	12.2%	12.3%	10.7%

#### Homes Built by Year

2023 Homes Built 2010 or later	4.1%	4.3%	4.6%
2023 Homes Built 2000 to 2009	5.6%	4.3%	5.5%
2023 Homes Built 1990 to 1999	3.0%	3.3%	4.9%
2023 Homes Built 1980 to 1989	7.0%	6.8%	8.5%
2023 Homes Built 1970 to 1979	8.5%	10.9%	12.3%
2023 Homes Built 1960 to 1969	6.1%	7.3%	7.7%
2023 Homes Built 1950 to 1959	17.6%	21.6%	21.4%
2023 Homes Built Before 1949	36.1%	29.2%	24.5%

#### Home Values

2023 Home Value \$1,000,000 or More	0.4%	0.4%	0.4%
2023 Home Value \$500,000 to \$999,999	2.1%	2.9%	3.1%
2023 Home Value \$400,000 to \$499,999	2.4%	2.6%	2.8%
2023 Home Value \$300,000 to \$399,999	4.6%	5.0%	5.4%
2023 Home Value \$200,000 to \$299,999	11.9%	13.7%	15.1%
2023 Home Value \$150,000 to \$199,999	9.5%	12.9%	14.5%
2023 Home Value \$100,000 to \$149,999	17.5%	17.8%	19.9%
2023 Home Value \$50,000 to \$99,999	40.2%	33.6%	27.6%
2023 Home Value \$25,000 to \$49,999	8.9%	5.7%	5.4%
2023 Home Value Under \$25,000	2.5%	5.4%	5.7%
2023 Median Home Value	\$98,006	\$115,421	\$126,950
2023 Median Rent	\$614	\$640	\$661



## AUCTION

Lat/Lon: 37.6599/-97.3235

**1826 S Laura Ave**

**Wichita, KS 67211**

**1 mi radius    3 mi radius    5 mi radius**

### Labor Force

2023 Est. Labor Population Age 16 Years or Over	10,421	77,335	168,055
2023 Est. Civilian Employed	57.9%	57.8%	59.2%
2023 Est. Civilian Unemployed	2.8%	2.7%	2.6%
2023 Est. in Armed Forces	0.3%	0.6%	0.8%
2023 Est. not in Labor Force	39.0%	38.9%	37.4%
2023 Labor Force Males	50.0%	50.6%	49.7%
2023 Labor Force Females	50.0%	49.4%	50.3%

### Occupation

2023 Occupation: Population Age 16 Years or Over	6,032	44,707	99,521
2023 Mgmt, Business, & Financial Operations	8.4%	10.5%	11.1%
2023 Professional, Related	14.5%	17.4%	18.2%
2023 Service	21.3%	21.1%	20.9%
2023 Sales, Office	23.0%	21.8%	21.9%
2023 Farming, Fishing, Forestry	0.5%	0.2%	0.3%
2023 Construction, Extraction, Maintenance	14.5%	12.6%	11.4%
2023 Production, Transport, Material Moving	17.9%	16.4%	16.2%
2023 White Collar Workers	45.8%	49.7%	51.2%
2023 Blue Collar Workers	54.2%	50.3%	48.8%

### Transportation to Work

2023 Drive to Work Alone	83.0%	77.3%	77.2%
2023 Drive to Work in Carpool	10.1%	10.7%	10.0%
2023 Travel to Work by Public Transportation	0.6%	1.5%	1.5%
2023 Drive to Work on Motorcycle	0.5%	0.3%	0.2%
2023 Walk or Bicycle to Work	2.7%	2.1%	1.9%
2023 Other Means	0.4%	1.6%	1.5%
2023 Work at Home	2.8%	6.5%	7.7%

### Travel Time

2023 Travel to Work in 14 Minutes or Less	35.2%	38.2%	37.3%
2023 Travel to Work in 15 to 29 Minutes	51.0%	49.2%	50.1%
2023 Travel to Work in 30 to 59 Minutes	11.4%	9.7%	9.8%
2023 Travel to Work in 60 Minutes or More	2.4%	2.8%	2.8%
2023 Average Travel Time to Work	16.2	16.3	16.5

### Consumer Expenditure

2023 Est. Total Household Expenditure	\$244.69 M	\$2.02 B	\$4.7 B
2023 Est. Apparel	\$8.47 M	\$70.06 M	\$163.57 M
2023 Est. Contributions, Gifts	\$12.97 M	\$109.45 M	\$257.87 M
2023 Est. Education, Reading	\$7.15 M	\$60.32 M	\$141.8 M
2023 Est. Entertainment	\$13.21 M	\$110.39 M	\$259.18 M
2023 Est. Food, Beverages, Tobacco	\$38.53 M	\$315.54 M	\$731.72 M
2023 Est. Furnishings, Equipment	\$8.22 M	\$68.66 M	\$161.21 M
2023 Est. Health Care, Insurance	\$22.68 M	\$186.88 M	\$435.14 M
2023 Est. Household Operations, Shelter, Utilities	\$81.56 M	\$667.96 M	\$1.55 B
2023 Est. Miscellaneous Expenses	\$4.56 M	\$37.87 M	\$88.37 M
2023 Est. Personal Care	\$3.27 M	\$27.01 M	\$62.96 M
2023 Est. Transportation	\$44.08 M	\$364.38 M	\$852.06 M

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