

# WEIGAND ONLINE ONLY AUCTION

North Maize Road Retail Investment | 2110 N. Maize Road, Wichita, KS 67212



**BIDDING ENDS: TUES., MAY 7TH, 2024 AT 2:00 PM, CT**

Register & Bid Online at [WeigandAuctions.com](https://www.WeigandAuctions.com)



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## NORTH MAIZE ROAD INVESTMENT OPPORTUNITY

J.P. Weigand & Sons, Inc. is pleased to present at auction 2110 N. Maize Road, located in Northwest Wichita.

Investors have the rare opportunity to acquire a fully leased multi-tenant retail center located in the heart of the highly desirable 21st and Maize Road corridor.



### PROPERTY ADDRESS

2110 N. Maize Road, Wichita, KS 67212



### LOT SIZE

47,045 (1.08 ACRES)

### YEAR BUILT

1997



### BUILDING SIZE

14,287 SF

### # OF PARCELS

2



### OWNERSHIP TYPE

Fee Simple

### # OF TENANTS

7



### COUNTY

Sedgwick

### SUBMARKET

West Wichita



### TRAFFIC COUNTS

21st & Maize Rd.: 44,623 VPD



## Property Highlights

Located near NewMarket Square – Wichita's premier power center.

20% of all new residential development is within 5 miles of 21st and Maize Road.

## Demographics



**112,366**

Population  
(5 Miles)



**39.0**

Median Age  
(5 Miles)



**\$108,789**

Avg. HH Income  
(5 Miles)



**34,167**

Total Employed  
(5 Miles)



**J.P. Weigand & Sons, Inc. Auction**

150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](https://www.WeigandAuctions.com)



**Kevin Howell, Auctioneer**

316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**Austin Swisher, CCIM**

316-292-3902 | [aswisher@weigand.com](mailto:aswisher@weigand.com)

AUCTION PROCEDURE: Auction is subject to Seller's Confirmation. Online bidding is by approval only. Bidding will remain open until 3 minutes have passed without receiving an acceptable bid. J.P. Weigand & Sons, Inc. Auction reserves the right to request a proof of funds letter from a bank to participate in online bidding. BUYER'S PREMIUM: A buyer's premium of 6% of the final bid will be added to the final bid price to determine the total purchase price. AUCTION TERMS: The successful bidder shall be required to make a deposit in an amount equal to 10% of the total purchase price as earnest money in the form of Certified or Personal Check with proper identification within 24 hours of close of auction. Closing will take place on or before 60 days following the day of auction. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this brochure was obtained from sources believed to be correct but is not guaranteed. This property will be sold "as is, where is" and bidders shall rely on their own information, judgment, and inspection of the property and records. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. BROKER PARTICIPATION: At the completion of a successful closing, a fee of 1% of the buyer's premium will be paid by J.P. Weigand & Sons, Inc. to the broker properly registering and representing the successful bidder. Please visit [WeigandAuctions.com](https://www.WeigandAuctions.com) for a detailed explanation of Terms and Conditions.

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### Kevin Howell, Auctioneer

316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

**Austin Swisher, CCIM**

316-292-3902 | [aswisher@weigand.com](mailto:aswisher@weigand.com)

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## Wichita, Kansas Overview

The Wichita Metropolitan Statistical Area (MSA) encompasses Sedgwick, Butler, Harvey, Kingman and Sumner counties, and is the largest metro area in Kansas with 2022 population of 750,166 persons. Wichita State University's Center for Economic Development & Business Research (CEDBR) projects the regional population at 863,584 in 2040.\*

Wichita is home to world-class industries, the most noted of which are aviation-related and have earned Wichita the title of "Air Capital of the World." In addition, Wichita continues to attract new businesses. Integra Technologies, a provider of semiconductor packaging and other services, recently announced expansion plans – a capital investment of \$1.8 billion – creating nearly 2,000 high-paying jobs. A Wichita State University economic impact study estimates the expansion will create an additional 3,161 jobs through suppliers, construction labor, and other service positions.

Wichita is located in south central Kansas at the intersection of Interstate 135 and U.S. Highway 54, approximately 157 miles north of Oklahoma City, 181 miles southwest of Kansas City, and 439 miles east-southeast of Denver.

Kansas City

Wichita, Kansas

## SEDGWICK COUNTY DEMOGRAPHICS

Population .....	513,687
Median Age .....	35.5
Education (High School or Higher) .....	89%
Average Household Income .....	\$53,923
Total Businesses .....	12,561

## MAJOREMPLOYERS

Spirit AeroSystems, Inc. ....	(9,500)
Textron Aviation .....	(9,000)
USD 259-Wichita .....	(5,600)
Ascension Via Christi .....	(5,400)
U.S. Government .....	(5,200)
McConnell Air Force Base .....	(3,500)
Koch Industries .....	(3,300)
City of Wichita .....	(2,800)
Sedgwick County .....	(2,600)
Wichita State University .....	(2,100)
State of Kansas .....	(2,100)
Johnson Controls .....	(2,000)
Wesley Healthcare .....	(1,800)
Cargill Meat Solutions .....	(1,100)

\*Greater Wichita Partnership



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For additional information, please visit our website by clicking or Scanning the QR code.

Financial information is available upon the execution of a non-disclosure agreement (NDA).



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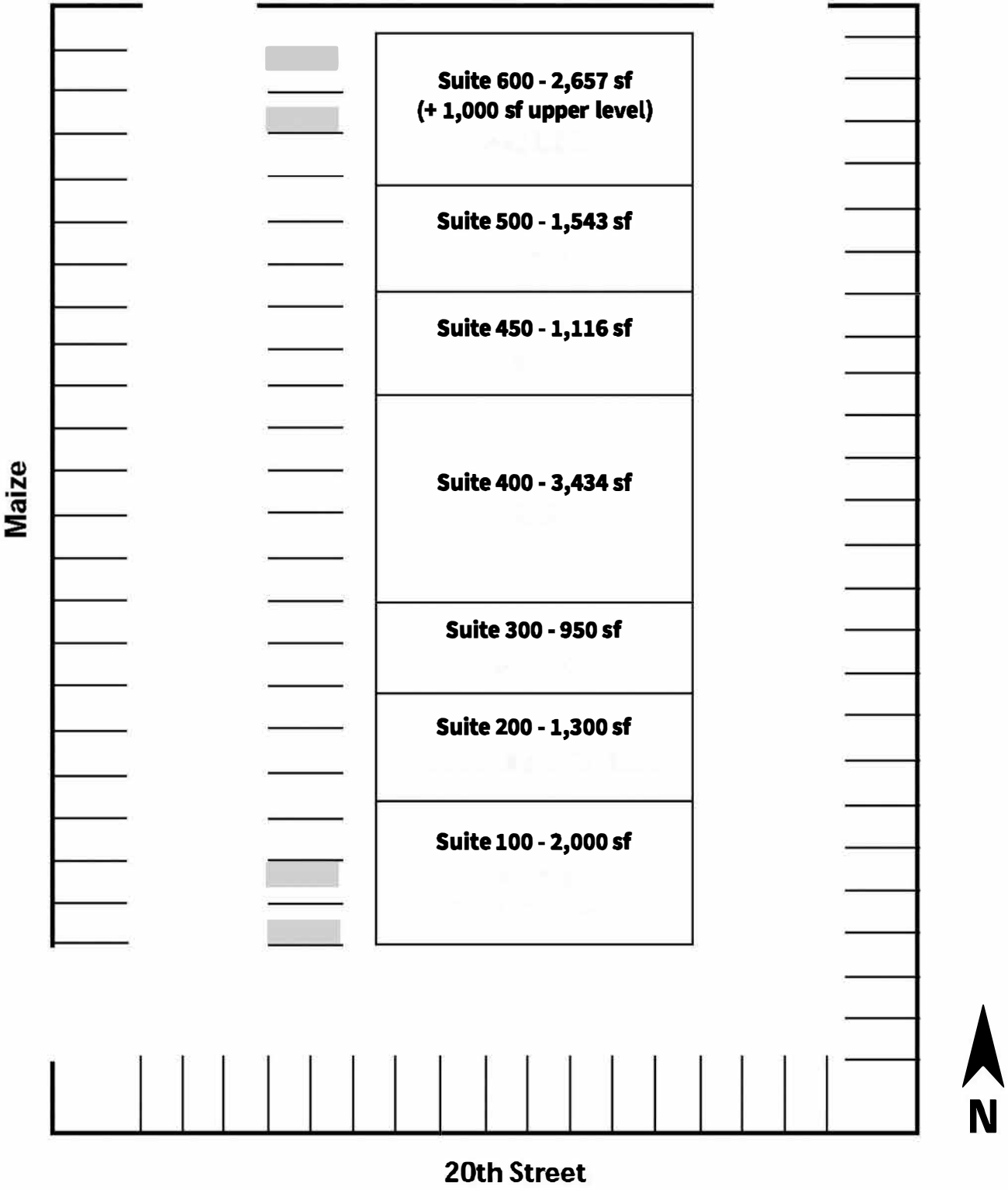
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

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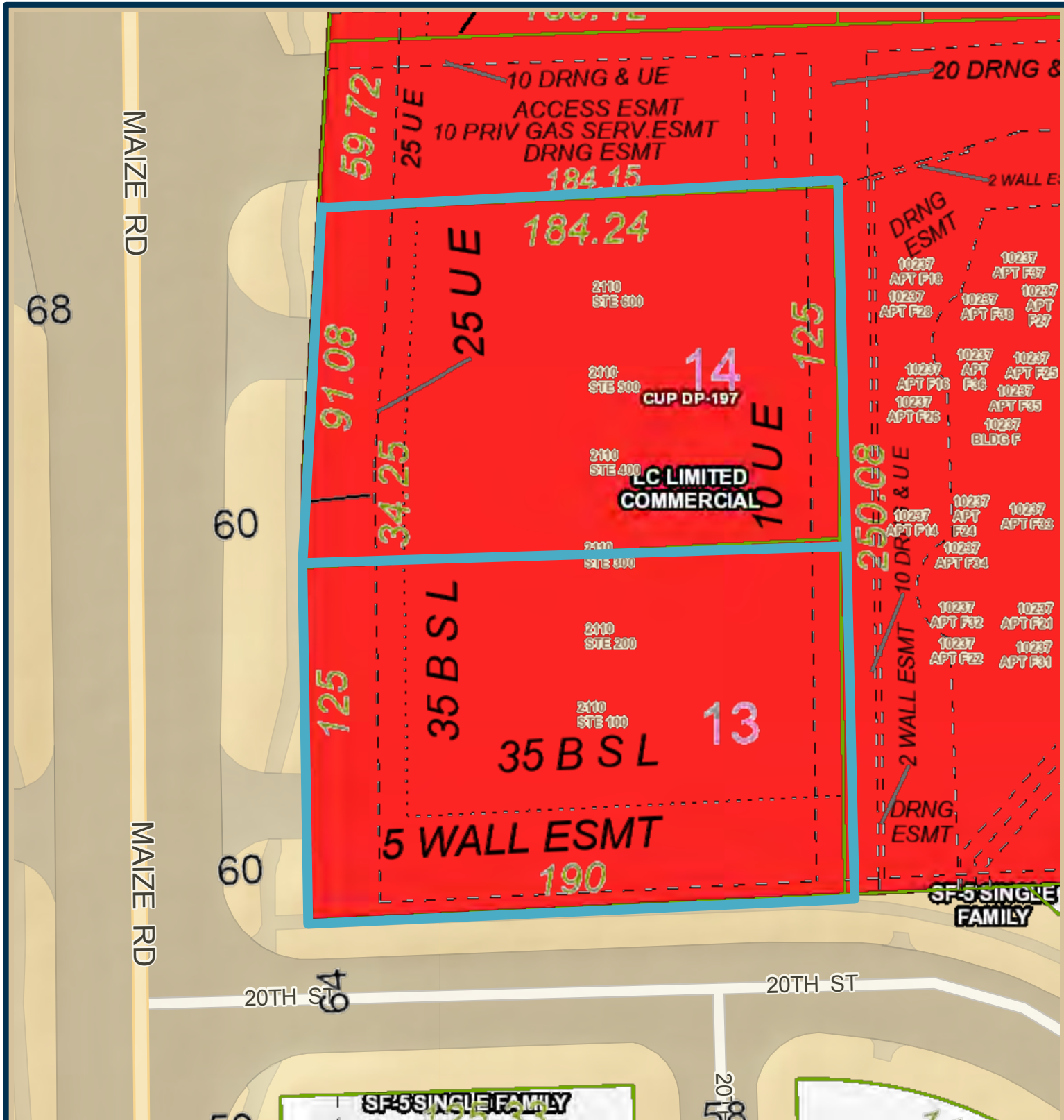
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**AAA Plaza**  
**2110 North Maize**  
**Wichita, Kansas**







Geographic Information Services  
Sedgwick County...  
working for you

Date: 3/21/2024

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.

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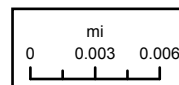
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2110 N Maize Rd - Zoned LC

Sedgwick County, Kansas



1:564





# Property Taxes and Appraisals

## 2110 N MAIZE RD 500 WICHITA

### Property Description

<b>Legal Description</b>	LOT 14 BLOCK 1 TIMBER RIDGE 2ND. ADD.
<b>Owner</b>	MAIZE 21 LLC
<b>Mailing Address</b>	1841 N ROCK RD STE 200 WICHITA KS 67206
<b>Geo Code</b>	D 46161
<b>PIN</b>	00249138
<b>AIN</b>	133080220300600
<b>Tax Unit</b>	6720 072 WICHITA U-266-JPC DE
<b>Land Use</b>	2105 Strip store center
<b>Market Land Square Feet</b>	23,343
<b>2023 Total Acres</b>	.54
<b>2023 Appraisal</b>	\$280,100
<b>2023 Assessment</b>	\$70,025

\*Information on the property card is as of January 1st

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$280,100	\$0	\$280,100	
2022	Commercial / Industrial	\$280,100	\$0	\$280,100	
2021	Commercial / Industrial	\$280,100	\$0	\$280,100	
2020	Commercial / Industrial	\$280,100	\$0	\$280,100	
2019	Commercial / Industrial	\$280,100	\$0	\$280,100	
2018	Commercial / Industrial	\$280,100	\$0	\$280,100	
2017	Commercial / Industrial	\$280,100	\$0	\$280,100	
2016	Commercial / Industrial	\$280,100	\$0	\$280,100	
2015	Commercial / Industrial	\$280,100	\$0	\$280,100	
2014	Commercial / Industrial	\$280,100	\$0	\$280,100	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$70,025	\$0	\$70,025	
2022	Commercial / Industrial	\$70,025	\$0	\$70,025	
2021	Commercial / Industrial	\$70,025	\$0	\$70,025	
2020	Commercial / Industrial	\$70,025	\$0	\$70,025	
2019	Commercial / Industrial	\$70,025	\$0	\$70,025	
2018	Commercial / Industrial	\$70,025	\$0	\$70,025	
2017	Commercial / Industrial	\$70,025	\$0	\$70,025	
2016	Commercial / Industrial	\$70,025	\$0	\$70,025	
2015	Commercial / Industrial	\$70,025	\$0	\$70,025	
2014	Commercial / Industrial	\$70,025	\$0	\$70,025	



## 2023 Tax Year Special Assessments

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

## 2024 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
6724 A	OTHER PAVING -- A/D LN E SIDE MAIZE,ETC. 44578	2000	2014	\$0.00	\$0.00	\$0.00
6727 A	LATERAL SEWER -- LATERAL SEWER 42384	1994	2008	\$0.00	\$0.00	\$0.00
6728 A	STORM SEWER -- STORM SEWER 42385	1994	2008	\$0.00	\$0.00	\$0.00
6729 A	WATER -- WDS - TIMBER RIDGE 2ND 43394	1997	2011	\$0.00	\$0.00	\$0.00
67291A	WATER -- WDS-CHADSWORTH & TIMBER RIDGE 43774	1998	2012	\$0.00	\$0.00	\$0.00
<b>Totals:</b>				\$0.00	\$0.00	\$0.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	124.351000	\$8,707.69	\$7.11	\$0.00	\$0.00	\$8,714.80	\$4,357.40	\$4,357.40
2022	124.785000	\$8,738.08	\$7.11	\$0.00	\$0.00	\$8,745.19	\$8,745.19	\$0.00
2021	123.478000	\$8,646.55	\$6.81	\$0.00	\$0.00	\$8,653.36	\$8,653.36	\$0.00
2020	123.454000	\$8,644.87	\$6.71	\$0.00	\$0.00	\$8,651.58	\$8,651.58	\$0.00
2019	123.446711	\$8,644.36	\$6.71	\$110.81	\$16.00	\$8,777.88	\$8,777.88	\$0.00
2018	123.375000	\$8,639.35	\$5.58	\$0.00	\$0.00	\$8,644.93	\$8,644.93	\$0.00
2017	124.110000	\$8,690.80	\$5.58	\$271.76	\$0.00	\$8,968.14	\$8,968.14	\$0.00
2016	124.099000	\$8,690.04	\$4.58	\$0.00	\$0.00	\$8,694.62	\$8,694.62	\$0.00
2015	126.395000	\$8,850.81	\$4.58	\$0.00	\$0.00	\$8,855.39	\$8,855.39	\$0.00
2014	124.594958	\$8,724.77	\$2,802.33	\$0.00	\$0.00	\$11,527.10	\$11,527.10	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0609 USD 266	14.968000
0609 USD 266 SC	5.912000
0609 USD 266 SG	20.000000
0752 USD 266 BOND	19.240000
0809 USD 266 REC COMM	1.000000
Total: 124.351000	



# Property Taxes and Appraisals

## 2110 N MAIZE RD 100 WICHITA

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<b>PIN</b>	00249137
<b>AIN</b>	133080220300700
<b>Tax Unit</b>	6720 072 WICHITA U-266-JPC DE
<b>Land Use</b>	2105 Strip store center
<b>Market Land Square Feet</b>	23,723
<b>2023 Total Acres</b>	.54
<b>2023 Appraisal</b>	\$1,954,400
<b>2023 Assessment</b>	\$488,600

### Commercial Buildings

Building	Units	Built	Sq. Ft.
2-AAA PLAZA (Neighborhood Shopping Ctr)		1997	14,287
<b>More Details</b>	View the Property Record Card for full property details *		

\*Information on the property card is as of January 1st

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$284,700	\$1,669,700	\$1,954,400	
2022	Commercial / Industrial	\$284,700	\$1,669,700	\$1,954,400	+14%
2021	Commercial / Industrial	\$284,700	\$1,433,700	\$1,718,400	
2020	Commercial / Industrial	\$284,700	\$1,433,700	\$1,718,400	
2019	Commercial / Industrial	\$284,700	\$1,433,700	\$1,718,400	+3%
2018	Commercial / Industrial	\$284,700	\$1,383,900	\$1,668,600	
2017	Commercial / Industrial	\$284,700	\$1,383,900	\$1,668,600	+3%
2016	Commercial / Industrial	\$284,700	\$1,328,300	\$1,613,000	+9%
2015	Commercial / Industrial	\$284,700	\$1,191,500	\$1,476,200	
2014	Commercial / Industrial	\$284,700	\$1,191,500	\$1,476,200	

### Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Commercial / Industrial	\$71,175	\$417,425	\$488,600	
2022	Commercial / Industrial	\$71,175	\$417,425	\$488,600	+14%
2021	Commercial / Industrial	\$71,175	\$358,425	\$429,600	
2020	Commercial / Industrial	\$71,175	\$358,425	\$429,600	



Year	Class	Land	Improvements	Total	Change
2019	Commercial / Industrial	\$71,175	\$358,425	\$429,600	+3%
2018	Commercial / Industrial	\$71,175	\$345,975	\$417,150	
2017	Commercial / Industrial	\$71,175	\$345,975	\$417,150	+3%
2016	Commercial / Industrial	\$71,175	\$332,075	\$403,250	+9%
2015	Commercial / Industrial	\$71,175	\$297,875	\$369,050	
2014	Commercial / Industrial	\$71,175	\$297,875	\$369,050	

## 2023 Tax Year Special Assessments

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

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6727 A	LATERAL SEWER -- LATERAL SEWER 42384	1994	2008	\$0.00	\$0.00	\$0.00
6728 A	STORM SEWER -- STORM SEWER 42385	1994	2008	\$0.00	\$0.00	\$0.00
6729 A	WATER -- WDS - TIMBER RIDGE 2ND 43394	1997	2011	\$0.00	\$0.00	\$0.00
67291A	WATER -- WDS-CHADSWORTH & TIMBER RIDGE 43774	1998	2012	\$0.00	\$0.00	\$0.00
<b>Totals:</b>				\$0.00	\$0.00	\$0.00

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	124.351000	\$60,757.88	\$7.11	\$0.00	\$0.00	\$60,764.99	\$30,382.50	\$30,382.49
2022	124.785000	\$60,969.93	\$7.11	\$0.00	\$0.00	\$60,977.04	\$60,977.04	\$0.00
2021	123.478000	\$53,046.15	\$6.81	\$0.00	\$0.00	\$53,052.96	\$53,052.96	\$0.00
2020	123.454000	\$53,035.83	\$6.71	\$0.00	\$0.00	\$53,042.54	\$53,042.54	\$0.00
2019	123.446711	\$53,032.70	\$6.71	\$679.26	\$16.00	\$53,734.67	\$53,734.67	\$0.00
2018	123.375000	\$51,465.90	\$5.58	\$0.00	\$0.00	\$51,471.48	\$51,471.48	\$0.00
2017	124.110000	\$51,772.50	\$5.58	\$1,618.06	\$0.00	\$53,396.14	\$53,396.14	\$0.00
2016	124.099000	\$50,042.93	\$4.58	\$0.00	\$0.00	\$50,047.51	\$50,047.51	\$0.00
2015	126.395000	\$46,646.08	\$4.58	\$0.00	\$0.00	\$46,650.66	\$46,650.66	\$0.00
2014	124.594958	\$45,981.79	\$2,802.33	\$0.00	\$0.00	\$48,784.12	\$48,784.12	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0609 USD 266	14.968000
0609 USD 266 SC	5.912000
0609 USD 266 SG	20.000000
Total: 124.351000	



**Tax Authority**

**Tax Rate**

0752 USD 266 BOND

19.240000

0809 USD 266 REC COMM

1.000000

Total: 124.351000



Parcel ID: 087-133-08-0-22-03-007-00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R130750



Tax Year: 2024 Run Date: 3/21/2024 11:40:44 AM

OWNER NAME AND MAILING ADDRESS

MAIZE 21 LLC  
1841 N ROCK RD STE 200  
WICHITA, KS 67206

PROPERTY SITUS ADDRESS

2110 N MAIZE RD STE 100  
WICHITA, KS 67212  
2110 N MAIZE RD STE 200

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store cent Sfx:  
Activity: 2110 Goods-oriented shopping  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Property Type: C-Commercial & Industrial  
Living Units:  
Zoning: LC  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 870.9 870.9  
Economic Adj. Factor:  
Map / Routing: B+ / 133080220300700  
School District: 0609 USD 266  
Legacy ID: 00249137  
Investment Class:  
Tax Unit Group: 6720-6720 072 WICHITA U-266-JPC DE

TRACT DESCRIPTION

LOT 13 BLOCK 1  
TIMBER RIDGE 2ND. ADD.



133080220300700 09/14/2022

Image Date: 11/10/2022

PROPERTY FACTORS

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

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/13/2019	10:20 AM	12	RE	483		
03/02/2017	8:10 AM	11	RE	483		
06/13/2012	1:15 PM	12	RE	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
20-004945	30,000	Interior Remodel	12/18/2020	C	100
17-002919	26,000	Interior Remodel	09/19/2017	C	100
17-002759	7,000	Interior Remodel	09/06/2017	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	284,700	1,737,400	2,022,100
Total	284,700	1,737,400	2,022,100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	284,700	1,669,700	1,954,400
Total	284,700	1,669,700	1,954,400

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
Sqft	1-Primary Site - 1	23,723				5	120						888	40,000.00	10.00	10.00	10.00	12.00	284,700

Total Market Land Value 284,700



GENERAL BUILDING INFORMATION				APARTMENT DATA								CALCULATED VALUES					
Situs: 2110 N MAIZE RD STE 100 WICHITA, KS 67212												Cost Land:				284,700	
LBCS Structure Code: 2591-Strip shopping center												Cost Building:				1,285,640	
Bldg No. & Name:		1	2-AAA PLAZA	Units:								Cost Total:				1,570,340	
Identical Units:		1	No. of Units:	BR Type:								Ag Use Land:				0	
Total Bldg Area:		14,287	Unit Type:	Baths:								Ag Buildings:				0	
MS Mult:			MS Zip:									Misc. Buildings:				0	
												Manufactured Homes:				0	
IMPROVEMENT COST SUMMARY				FINAL VALUES								Income Value:				0	
Building RCN:			2,004,340	Value Method:								OVR	Market Value:				
Mkt Adj:		100	Eco Adj:	Land Value:								284,700	MRA Value:				
Building Value:			1,246,840	Building Value:								1,737,400	New Construction:				0
Other Improvement RCN:			132,130	Final Value:								2,022,100	Indexed Value:				0
Other Improvement Value:			38,800	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	412-Neighborhood Shopping Ctr	D	3.00	1997		01 / 01		13,000	530	12	3	3				034			0	1,815,190	64	1,161,720
2	412-Neighborhood Shopping Ctr	D	3.00	1997		02 / 02		1,287	111	10	3	2				082			0	189,150	45	85,120

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	1997			10		8				1.00	3	3			0	5,960	30	1,790
2	133-Prefabricated Storage Shec	S	4.00	1	1997			112	44	8	14 X 8			1.00	3	3			0	4,030	9	360
3	163-Site Improvements	C	2.00	1	1997			10		8				1.00	3	3			0	117,250	30	35,180
4	163-Site Improvements	C	2.00	1	1997			10		8				1.00	3	3			0	3,630	30	1,090
5	163-Site Improvements	C	2.00	1	1997			10		8				1.00	3	3			0	1,260	30	380

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	882-Stud -Brick Veneer		80					1	6605067-Outdoor Floodlight, Incandes	2					
1	849-Curtain-Metal with Glass Panels		20					1	6605071-Outdoor Lighting Pole, Steel	24			2		
1	611-Package Unit		100					3	8350-Paving, Asphalt with Base	25,000					
1	8065-Canopy, Retail Wood Frame	1,670						4	6604094-Trash Enclosures, Masonry	1					
2	885-Stud -EIFS (Synthetic Stucco)		100					5	6605067-Outdoor Floodlight, Incandes	2					
2	611-Package Unit		100												



Parcel ID: 087-133-08-0-22-03-007.00-

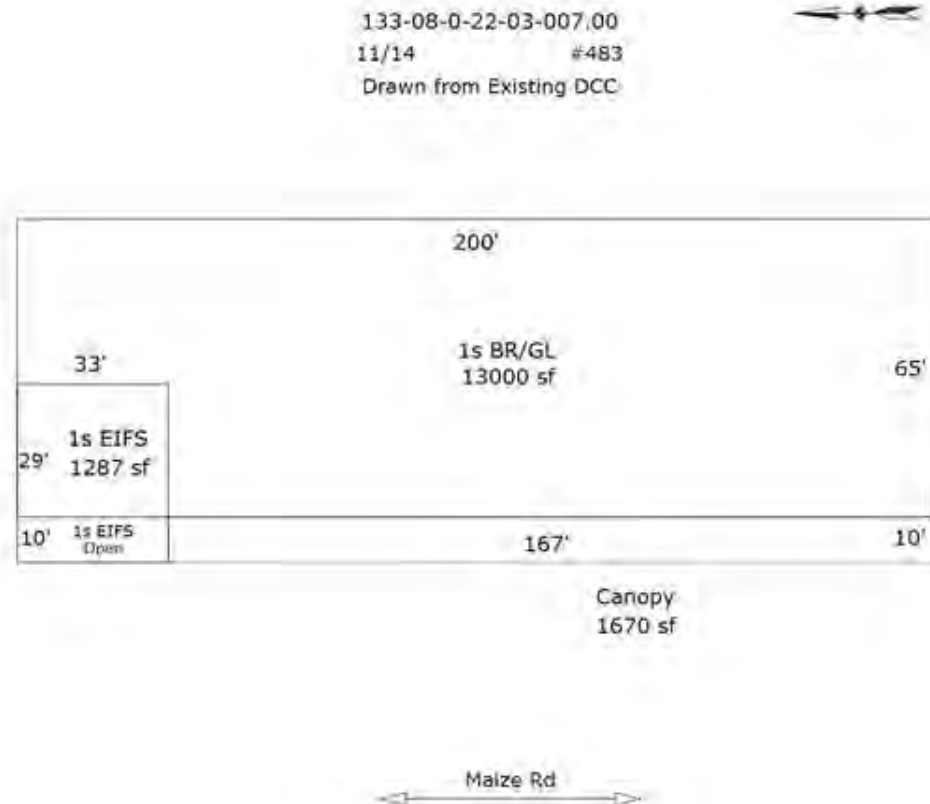
Quick Ref: R130750



Tax Year: 2024

Run Date: 3/21/2024 11:40:44 AM

Plot Plan Sketch



Drawn by: [illegible]





Parcel ID: 087-133-08-0-22-03-006.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R130749



Tax Year: 2024 Run Date: 3/21/2024 11:49:54 AM

OWNER NAME AND MAILING ADDRESS

MAIZE 21 LLC  
1841 N ROCK RD STE 200  
WICHITA, KS 67206

PROPERTY SITUS ADDRESS

2110 N MAIZE RD STE 500  
WICHITA, KS 67212  
2110 N MAIZE RD STE 400

LAND BASED CLASSIFICATION SYSTEM

Function: 2105 Strip store cent Sfx:  
Activity: 2110 Goods-oriented shopping  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

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Tax Unit Group: 6720-6720 072 WICHITA U-266-JPC DE

TRACT DESCRIPTION

LOT 14 BLOCK 1  
TIMBER RIDGE 2ND. ADD.



Image Date: 06/13/2016

PROPERTY FACTORS

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Fronting: Secondary Street - 3  
Location: Secondary Strip - 5  
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Parking Quantity: Adequate - 2  
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06/13/2012	1:15 PM	12	RE	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
08-05466	9,050	Interior Remodel	08/05/2008	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	280,100	0	280,100
Total	280,100	0	280,100

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	280,100	0	280,100
Total	280,100	0	280,100

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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Sqft	1-Primary Site - 1	23,343				5	120						888	40,000.00	10.00	10.00	10.00	12.00	280,100

Total Market Land Value 280,100