



AUCTION

PROPERTY INFORMATION



WEIGAND ABSOLUTE AUCTION

SITE SIZE:
4,581 sf

ZONING:
LI

TRAFFIC COUNTS:
6,201 VPD

2023 TAXES
GEN: \$1,102.92
SPE: \$7.11

DEMOGRAPHICS

5 MILES

POP: 230,083
AVG. HH INCOME: \$70,224
MEDIAN AGE: 33.6
TOTAL EMPLOYED: 88,579

YEAR BUILT:
1910

Online Only Auction

BIDDING BEGINS CLOSING
THURSDAY SEPT. 26, 2024 @ 2:00 PM

Redevelopment Opportunity Near I-135/400 Exchange

Located at the intersection of Harry and S. Washington, this property offers a unique redevelopment opportunity in a high-traffic area with approx. 6,200 vehicles passing by daily.

This property boasts 3,100 sq. ft. of open interior with several access points, including three street facing entrances and an overhead door area. The well-known local businesses nearby, including The Taco Shop, Hupp Hardware and Las Casuaelas make this a great location for a new business or investment venture.



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





AUCTION

PROPERTY INFORMATION

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





Parcel ID: 087-128-28-0-43-05-011.00-

Quick Ref: R108322

Tax Year: 2024 Run Date: 7/22/2024 3:33:29 PM

OWNER NAME AND MAILING ADDRESS

HENRY MARTHA J LIVING TRUST

303 S HILLSIDE

WICHITA, KS 67211-2130

PROPERTY SITUS ADDRESS

1028 E HARRY ST
WICHITA, KS 67211
1032 E HARRY ST

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist Sfx:
Activity: 3120 Primarily goods storage or ha
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: LI
Multi-Zoning: N Non-Conforming: N
Neighborhood: 880.9 880.9
Economic Adj. Factor:
Map / Routing: D- / 128280430501100
School District: 0602 USD 259
Legacy ID: 00127569
Investment Class:
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

W 63.4 FT LOTS 91-93-95 IDA AVE.
MC CORMICK'S ADD.



Image Date: 09/15/2020

PROPERTY FACTORS

Topography: Level - 1
Utilities: All Public - 1
Access: Paved Road - 1
Fronting: Secondary Street - 3
Location: Neighborhood or Spot - 6
Parking Type: Off Street - 1
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
06/11/2020	8:58 AM	6	RE	483		
02/11/2015	12:40 PM	6	RE	495		
10/18/2010	11:57 AM	11	RE	458		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
--------	--------	------	------------	--------	--------

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	12.800	25.500	38.300
Total	12.800	25.500	38.300

2023 APPRAISED VALUE

Cls	Land	Building	Total
C	12,800	25,500	38,300
Total	12,800	25,500	38,300

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	4,581											892	10,000.00	2.80	2.80	2.80	2.79	12,800

Total Market Land Value 12,800



Parcel ID: 087-128-28-0-43-05-011.00-

Quick Ref: R108322



Tax Year: 2024 Run Date: 7/22/2024 3:33:29 PM

GENERAL BUILDING INFORMATION

Situs: 1028 E HARRY ST WICHITA, KS 67211
LBCS Structure Code: 2202-Downtown row store
Bldg No. & Name: 1 1-WAS BARBER SHOP & TENANTS
Identical Units: 1 No. of Units:
Total Bldg Area: 3,195 Unit Type:
MS Mult: MS Zip:

APARTMENT DATA

1 2 3 4 5 6 7 8
Units:
BR Type:
Baths:

CALCULATED VALUES

Cost Land: 12,800
Cost Building: 23,070
Cost Total: 35,870
Ag Use Land: 0
Ag Buildings: 0
Misc. Buildings: 0
Manufactured Homes: 0
Income Value: 0
Market Value:
MRA Value:
New Construction: 0
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 135,730
Mkt Adj: 100 Eco Adj:
Building Value: 23,070
Other Improvement RCN: 0
Other Improvement Value: 0

FINAL VALUES

Value Method: OVR
Land Value: 12,800
Building Value: 25,500
Final Value: 38,300
Prior Value:

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	1910		01 / 01		3,195	256	12	2	2				084			0	135,730	17	23,070

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	815-Concrete Block, Textured Face		75				
1	822-Rubble Stone Veneer w/Block Bac		25				
1	606-Space Heater		100				



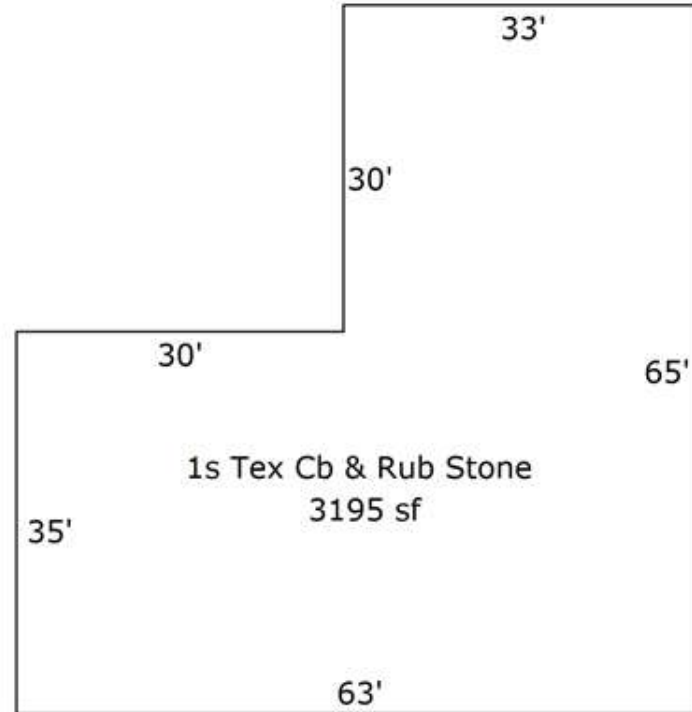
Parcel ID: 087-128-28-0-43-05-011.00-



Plot Plan Sketch

128-28-0-43-05-011.00

Updated 6-20 #483



E. Harry Ave.



[Back to New Search](#)

Property Information Report

Owner Name: HENRY MARTHA J LIVING TRUST
PIN Number: 00127569
AIN: 087-128-28-0-43-05-011.00
Geocode: B 07927
Tax Unit: 67-02

Owner Address

Owner Name: HENRY MARTHA J LIVING TRUST
Owner Address: 303 S HILLSIDE
Owner City: WICHITA
Owner State: KS
Owner ZIP: 67211-2130

Property Address

Property Address: 1028 E HARRY ST
Property City: WICHITA
Property State: KS
Property ZIP: 67211

Appraised Values

Appraised Land Value: \$12,800
Appraised Improvement Value: \$25,500
Appraised Total Value: \$38,300

Assessed Values

Assessed Land Value: \$3,200
Assessed Improvement Value: \$6,375
Assessed Total Value: \$9,575

Land Information

Total Acres: 0.105
Total Square Feet: 4,581

**Abbreviated
Legal
Description:**

W 63.4 FT LOTS 91-93-95 IDA AVE. MC CORMICK'S ADD.

Improvement Information

Year Built: 1910
Year Last Sold: N/A
Style: N/A
Basement Type: N/A
Arch Style Desc: N/A
Neighborhood Code: 880.9

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

Total Sq Ft: 3195
Ground Floor Sq Ft: N/A

Other Information

School District: 259

Property Taxes and Appraisals

1028 E HARRY ST WICHITA

Property Description

Legal Description	W 63.4 FT LOTS 91-93-95 IDA AVE. MC CORMICK'S ADD.
Owner	HENRY MARTHA J LIVING TRUST
Mailing Address	303 S HILLSIDE WICHITA KS 67211-2130
Geo Code	B 07927
PIN	00127569
AIN	128280430501100
Tax Unit	6702 001 WICHITA U-259
Land Use	3610 Warehouse distribution or storage facili
Market Land Square Feet	4,581
2024 Total Acres	.11
2024 Appraisal	\$38,300
2024 Assessment	\$9,575

Commercial Buildings

Building	Units	Built	Sq. Ft.
1-WAS BARBER SHOP & TENANTS (Storage Warehouse)		1910	3,195
More Details	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
2024	Commercial / Industrial	\$12,800	\$25,500	\$38,300	
2023	Commercial / Industrial	\$12,800	\$25,500	\$38,300	
2022	Commercial / Industrial	\$12,800	\$25,500	\$38,300	+9%
2021	Commercial / Industrial	\$12,800	\$22,300	\$35,100	-27%
2020	Commercial / Industrial	\$12,800	\$35,100	\$47,900	
2019	Commercial / Industrial	\$12,800	\$35,100	\$47,900	+7%
2018	Commercial / Industrial	\$12,800	\$31,900	\$44,700	
2017	Commercial / Industrial	\$12,800	\$31,900	\$44,700	+8%
2016	Commercial / Industrial	\$12,800	\$28,700	\$41,500	-17%
2015	Commercial / Industrial	\$12,800	\$37,100	\$49,900	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Commercial / Industrial	\$3,200	\$6,375	\$9,575	
2023	Commercial / Industrial	\$3,200	\$6,375	\$9,575	
2022	Commercial / Industrial	\$3,200	\$6,375	\$9,575	+9%
2021	Commercial / Industrial	\$3,200	\$5,575	\$8,775	-27%

Year	Class	Land	Improvements	Total	Change
2020	Commercial / Industrial	\$3,200	\$8,775	\$11,975	
2019	Commercial / Industrial	\$3,200	\$8,775	\$11,975	+7%
2018	Commercial / Industrial	\$3,200	\$7,975	\$11,175	
2017	Commercial / Industrial	\$3,200	\$7,975	\$11,175	+8%
2016	Commercial / Industrial	\$3,200	\$7,175	\$10,375	-17%
2015	Commercial / Industrial	\$3,200	\$9,275	\$12,475	

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
Totals:		\$0.00	\$0.00	\$7.11

2024 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF WICHITA	SIDEWALK REPAIR 1, 49811	2015	2019	\$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
2023	115.185000	\$1,102.92	\$7.11	\$0.00	\$0.00	\$1,110.03	\$1,110.03	\$0.00
2022	115.114000	\$1,102.22	\$7.11	\$4.16	\$0.00	\$1,113.49	\$1,113.49	\$0.00
2021	116.142000	\$1,019.17	\$6.81	\$0.00	\$0.00	\$1,025.98	\$1,025.98	\$0.00
2020	116.599000	\$1,396.28	\$6.71	\$0.00	\$0.00	\$1,402.99	\$1,402.99	\$0.00
2019	116.788000	\$1,398.56	\$6.71	\$0.00	\$0.00	\$1,405.27	\$1,405.27	\$0.00
2018	117.213000	\$1,309.86	\$5.58	\$12.06	\$0.00	\$1,327.50	\$1,327.50	\$0.00
2017	117.294000	\$1,310.79	\$5.58	\$0.00	\$0.00	\$1,316.37	\$1,316.37	\$0.00
2016	117.201000	\$1,215.98	\$4.58	\$5.09	\$0.00	\$1,225.65	\$1,225.65	\$0.00
2015	119.845000	\$1,495.07	\$4.58	\$0.00	\$0.00	\$1,499.65	\$1,499.65	\$0.00
2014	117.365011	\$1,464.14	\$5.94	\$0.00	\$0.00	\$1,470.08	\$1,470.08	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0518 CITY OF WICHITA	32.743000
0602 USD 259	16.273000
0602 USD 259 SC	7.999000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.682000
Total: 115.185000	



Geographic Information Services

Sedgwick County...

working for you

Date: 8/28/2024

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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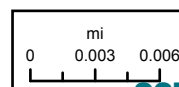
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Aerial

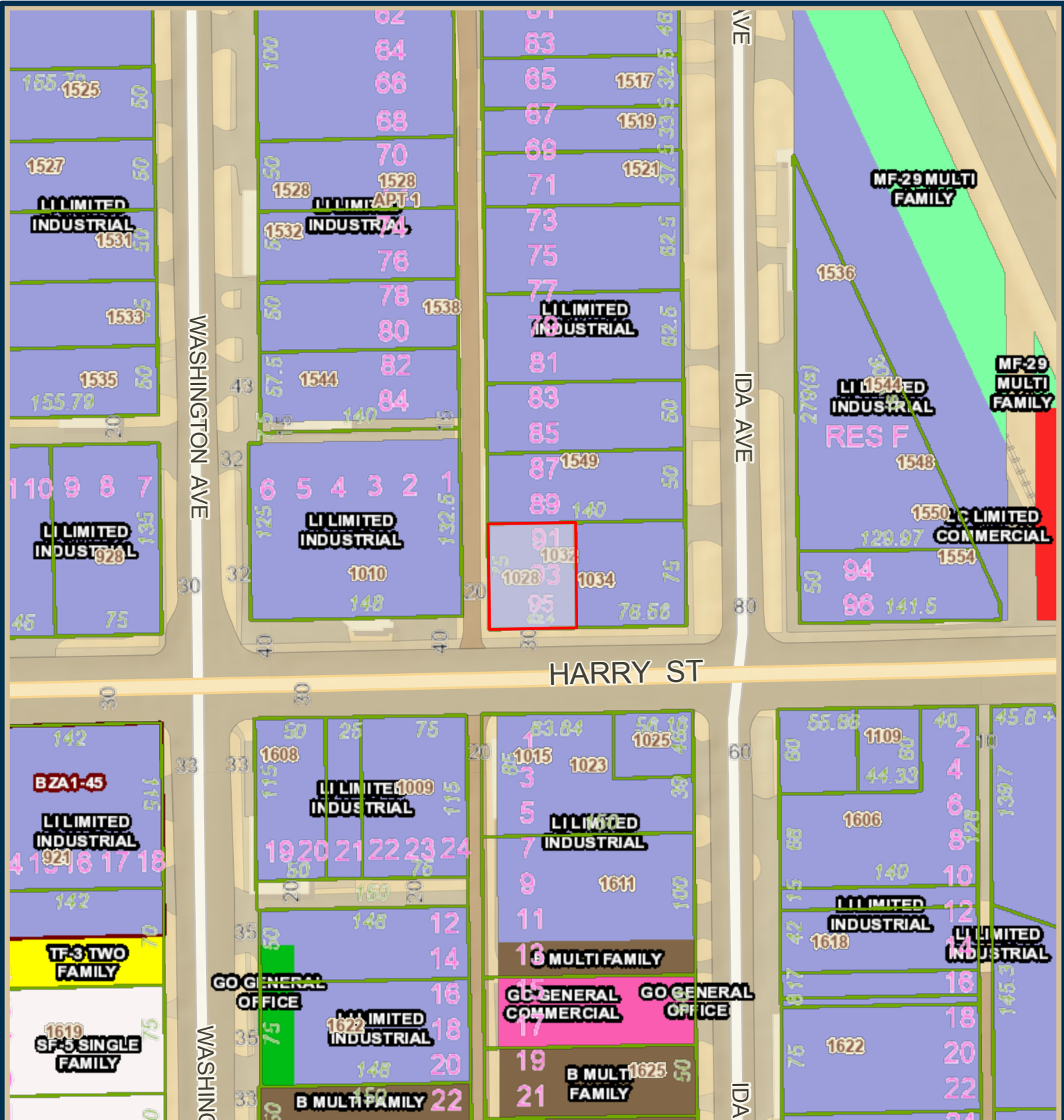
Sedgwick County, Kansas



1:564



[SCROLL TO TOP](#)



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Sedgwick County...
working for you

Date: 8/28/2024

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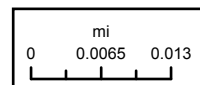
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Zoning

Sedgwick County, Kansas



1:1,128



WARRANTY DEED (Kansas Statutory Form)
(Joint Tenancy)

FORM 1

FILED 572 PAGE 1574

SELLER: William M. Bugner and Sandra S. Bugner, husband and wife

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
11:05 AM

For a valuable consideration conveys and warrants to

BUYER: E.H. Henry, and Martha Jane Henry

MAR 21 1983

NO. 6 21839

LETTE F. MCCARTY
REGISTER OF DEEDS

Pat Kettler
Asst. Reg.

as joint tenants with the right of survivorship and not as tenants in common, the following described real estate:

The west 63.4 feet of Lots 91, 93, & 95, on Ida Avenue,
McCormick's Addition to the City of Wichita, Sedgwick
County, Kansas.

ENTERED ON
TRANSFER RECORD
MAR 21 1983
DOROTHY K. WHITE
COUNTY CLERK

subject to the following: Easements and restrictions of record, if any.

Executed this March 17, 1983

William M. Bugner
William M. Bugner

Sandra S. Bugner
Sandra S. Bugner

STATE OF KANSAS, COUNTY OF SEDGWICK:

BE IT REMEMBERED, That on this March 17, 1983,
before me, a notary public, in and for the county and state aforesaid, came

William M. Bugner and Sandra S. Bugner, husband and wife

personally known to me to be the same person(s) who executed the within instrument of writing and such person(s) duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

Diana L. Paul

Notary Public

My Appointment Expires:

12/23/85

RT-830380
LJ



Realty Title

REALESTATE TITLE CO., INC.
Occidental Plaza

RT-83380 300 N. Main Wichita, Kansas 67202

SCROLL TO TOP

QUIT CLAIM DEED

Martha Jane Henry (also known as Martha J. Henry and Jane Henry), a single person, forever QUIT CLAIMS TO Martha Jane Henry, trustee of the Martha Jane Henry Living Trust established under indenture dated June 4, 1993, all of her right, title and interest in and to the following described REAL ESTATE in the County of Sedgwick and the State of Kansas, to-wit:

1. Lot Eight (8), Block Three (3), in Third Westborough Place, Sedgwick County, Kansas; and
2. The West 63.4 feet of Lots Ninety-one (91), Ninety-three (93), and Ninety-five (95) on Ida Avenue, McCormick's Addition to the City of Wichita, Sedgwick County, Kansas; and
3. The North six (6) feet of the South Half (S/2) of vacated Pearl Street (Pacific), beginning with the West line of Sycamore Street and running West to the East line of Oak Street in the City of Wichita, Sedgwick County, Kansas, title thereto being relinquished to the abutting property, being the North six (6) feet of Lots Twenty (20), Ninety-two (92), Ninety-four (94), Ninety-six (96), Ninety-eight (98), and One Hundred (100), West Wichita, City of Wichita, Sedgwick County, Kansas, all in the Southwest Quarter (SW/4) of Section Twenty (20), Township Twenty-seven (27) South, Range One (1) East, said Pearl Street being vacated by City Ordinance 10771, dated 6-30-1980, at Book 38, Page 2299; and
4. An undivided one-half (1/2) interest in Lots Twenty (20), Twenty-two (22) and Twenty-four (24), on Central Avenue; and the North 8 feet of Lot Four (4) and the South Half (S/2) of Lot Six (6), on Emporia Avenue, all in J. P. Hilton's Addition to the City of Wichita, Sedgwick County, Kansas,

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

Dated this 27th day of June, 1994.

ENTERED ON
TRANSFER RECORD

JUL 01 1994

SUSAN E. CROCKETT-SPOON
COUNTY CLERK

Exempt from real estate sales validation questionnaire
requirement pursuant to K.S.A. 79-1437e(a)(7)

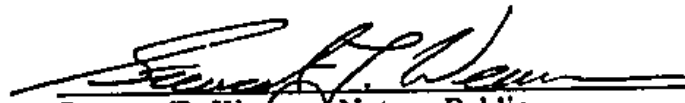
Martha Jane Henry
Martha Jane Henry

*L. Hamm
Foulston Sufferlin
700 Fourth Financial Center*

STATE OF KANSAS)
) SS:
SEDGWICK COUNTY)

BE IT REMEMBERED, That on this 21st day of June, 1994, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Martha Jane Henry (also known as Martha J. Henry and Jane Henry), a single person, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.


Stewart T. Weaver, Notary Public

Term expires May 6, 1997.



STATE OF KANSAS }
SEDGWICK COUNTY }
FILED FOR RECORD AT
4:00 PM
JUL 01 1994
NO. 1394503
PAT KETTLER
REGISTER OF DEEDS

Ed Bass
Deputy

Entered in Transfer Record in my office this

day of _____, A.D., 19____

County Clerk

Martha Jane Henry, a single person

QUIT CLAIMS TO
 Martha Jane Henry, as Trustee of the Martha Jane
 Henry Living Trust under indenture dated June 4, 1993

all the following described REAL ESTATE in the County of Sedgwick

and the State of Kansas, to-wit:

Lot Eight (8), Block Three (3), in Third Westborough
 Place, Sedgwick County, Kansas

and

The West 63.4 feet of Lots 91, 93, and 95 on Ida Avenue,
 McCormick's Addition to the City of Wichita, Sedgwick
 County, Kansas

ENTERED ON
 TRANSFER RECORD

MAY 11 1994

SUSAN E. CROCKETT-SPON
 COUNTY CLERK

Exempt pursuant to K.S.A. 79-1437(e) (7)

for the sum of

One Dollar

STATE OF KANSAS
 SEDGWICK COUNTY
 FILED FOR RECORD AT
 4:00 PM

MAY 11 1994 1381600

PAT KEITLER
 REGISTER OF DEEDS

Ed Pass
Deputy

Dated January 3, 1994STATE OF KANSAS, Sedgwick COUNTY, ssBE IT REMEMBERED That on this 3rd day of JanuaryA. D. 1994, before me, the undersigned, a

in and for the County and State aforesaid, came

Martha Jane Henry, a single person

STATE OF _____ } ss.
 _____ County, }

This instrument was filed for record on the

_____ day of _____, A. D., 19____,

at _____ o'clock _____ M., and duly recorded

in book _____ of _____

at page _____

Register of Deeds.

Deputy.

Fees, \$ _____

who _____ personally known to me to be the same person _____ who
 executed the within instrument of writing and such person _____ duly
 acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
 my seal, the day and year last above written.

6.00 *Carolyn J. Lindsley*
 Notary Public.

Term expires _____

CAROLYN J. LINDSLEY
 NOTARY PUBLIC
 STATE OF KANSAS

_____, 19____



Commitment Cover Page

Order Number: 3087112

Delivery Date: 08/06/2024

Property Address: 1028 E. Harry St., Wichita, KS 67211

For Closing Assistance

Gina Dixon
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
gdixon@security1st.com

Andrea Stewart
727 N Waco Ave
Ste 300
Wichita, KS 67203
Office: (316) 267-8371
astewart@security1st.com

For Title Assistance

Josh Troyer
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 293-1665
jtroyer@security1st.com

Buyer/Borrower

To Be Determined
Delivered via: Electronic Mail

Transaction Coordinator - Seller Side

J.P. Weigand & Sons, Inc. - Auction
Attention: Taylor Hake
150 N. Market
Wichita, KS 67202
(316) 292-3970 (Work)
thake@weigand.com
Delivered via: Electronic Mail

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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Title Fee Invoice

Date:	08/06/2024	Buyer(s):	A legal entity to be determined
Order No.:	3087112	Seller(s):	The Martha Jane Henry Living Trust under indenture dated June 4, 1993
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	1028 E. Harry St., Wichita, KS 67211

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$545.00
	Total \$545.00
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Sedgwick county recorded 03/21/1983 at book 572 page 1574](#)
[Sedgwick county recorded 05/11/1994 at book 1444 page 1526](#)
[Sedgwick county recorded 07/01/1994 at book 1458 page 1795](#)

Plat Map(s):

[Sedgwick county recorded 08/21/1886 under reception no. MC_3-3](#)

Tax Information:

[00127569](#)

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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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.

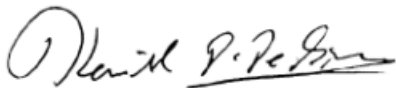
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

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
Josh Troyer
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 293-1665 (Work)
(316) 267-8115 (Work Fax)
jtroyer@security1st.com

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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:	Josh Troyer 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 293-1665 (Work) (316) 267-8115 (Work Fax) jtroyer@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-JT3087112-GD		
Property Address:	1028 E. Harry St. Wichita, KS 67211		

SCHEDULE A

1. Commitment Date:

07/22/2024 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:

The Martha Jane Henry Living Trust under indenture dated June 4, 1993

5. The Land is described as follows:

The west 63.4 feet of Lots 91, 93, and 95, on Ida Avenue, McCormick's Addition to the City of Wichita, Sedgwick County, Kansas.

Security 1st Title, LLC

By:



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. **We have a copy of the Martha Jane Henry Living Trust under indenture dated June 4, 1993. 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.**
7. **File a Trustee's Deed from Lana Jean Johnson and Gail Ann Cleveland, Successor Trustees of the Martha Jane Henry Living Trust under indenture dated June 4, 1993, to a buyer to be determined.**

NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.

8. **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 2023 in the original amount of \$1,110.03, PAID.**

**Property I.D. # B-07927
PIN # 00127569**

8. **Rights or claims of parties in possession not shown by the public records.**
9. **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.**



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

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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:
 - 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

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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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Privacy Notice

Last Updated and Effective Date: December 1, 2023

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy policy (“Policy”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, and disclose your personal information when: (1) when you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Policy is posted (“Sites”); (2) when you use our products and services (“Services”); (3) when you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) when we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) when you interact with us to conduct business dealings, such as the personal information we obtain from business partners and service providers and contractors who provide us certain business services (“B2B”). This shortened form of the Policy describes some of the terms contained in the Policy.

The Policy applies wherever it is posted. To the extent a First American subsidiary or affiliate has different privacy practices, such entity shall have their own privacy statement posted as applicable.

Please note that the Policy does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy policy can be found [here](#).

What Type Of Personal Information Do We Collect About You? We collect a variety of categories of personal information about you. To learn more about the categories of personal information we collect, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Collect Your Personal Information? We collect your personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from other parties, including business parties and affiliates.

How Do We Use Your Personal Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, complying with relevant laws and our policies, and handling a claim. To learn more about how we may use your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Disclose Your Personal Information? We do not sell your personal information or share your personal information for cross-context behavioral advertising. We may, however, disclose your personal information, including to subsidiaries, affiliates, and to unaffiliated parties, such as service providers and contractors: (1) with your consent; (2) in a business transfer; (3) to service providers and contractors; (4) to subsidiaries and affiliates; and (5) for legal process and protection. To learn more about how we disclose your personal information, please visit <https://www.firstam.com/privacy-policy/>.

How Do We Store and Protect Your Personal Information? The security of your personal information is important to us. That is why we take all commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

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How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and disclosure of your personal information. You can learn more about your choices by visiting <https://www.firstam.com/privacy-policy/>.

International Jurisdictions: Our Services are offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Services from another country, please be advised that you may be transferring your information to us in the US, and you consent to that transfer and use of your information in accordance with the Policy. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Services, and your agreements with us.

Changes to Our Policy We may change the Policy from time to time. Any and all changes to the Policy will be reflected on this page and in the full Policy, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR SERVICES OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THE POLICY.**

For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018, as amended by the California Privacy Rights Act and its implementing regulations. [To learn more, please visit https://www.firstam.com/privacy-policy/](https://www.firstam.com/privacy-policy/).

Contact Us: dataprivacy@firstam.com or toll free at 1-866-718-0097.

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1ST Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

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Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6646/-97.3255

1028 E Harry St Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,063	108,489	230,083
2029 Projected Population	13,958	109,412	231,877
2020 Census Population	13,485	103,478	221,222
2010 Census Population	14,260	105,550	224,789
Projected Annual Growth 2024 to 2029	-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
Households			
2024 Estimated Households	5,781	46,059	95,382
2029 Projected Households	5,797	47,149	97,348
2020 Census Households	5,488	42,719	90,233
2010 Census Households	5,605	42,974	90,538
Projected Annual Growth 2024 to 2029	-	0.5%	0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.4%
Age			
2024 Est. Population Under 10 Years	13.9%	13.1%	13.3%
2024 Est. Population 10 to 19 Years	15.1%	13.4%	14.1%
2024 Est. Population 20 to 29 Years	15.2%	16.7%	16.5%
2024 Est. Population 30 to 44 Years	22.3%	22.0%	20.9%
2024 Est. Population 45 to 59 Years	17.5%	16.8%	16.0%
2024 Est. Population 60 to 74 Years	12.8%	13.4%	14.0%
2024 Est. Population 75 Years or Over	3.2%	4.6%	5.2%
2024 Est. Median Age	33.0	33.5	33.6
Marital Status & Gender			
2024 Est. Male Population	51.8%	52.2%	51.2%
2024 Est. Female Population	48.2%	47.8%	48.8%
2024 Est. Never Married	34.2%	40.3%	40.1%
2024 Est. Now Married	32.4%	33.0%	34.9%
2024 Est. Separated or Divorced	25.5%	21.4%	19.6%
2024 Est. Widowed	7.9%	5.3%	5.4%
Income			
2024 Est. HH Income \$200,000 or More	1.9%	2.6%	3.2%
2024 Est. HH Income \$150,000 to \$199,999	1.3%	2.5%	3.6%
2024 Est. HH Income \$100,000 to \$149,999	8.0%	9.6%	10.3%
2024 Est. HH Income \$75,000 to \$99,999	10.6%	11.7%	13.0%
2024 Est. HH Income \$50,000 to \$74,999	19.3%	18.5%	19.1%
2024 Est. HH Income \$35,000 to \$49,999	19.6%	15.1%	14.6%
2024 Est. HH Income \$25,000 to \$34,999	10.9%	12.9%	12.2%
2024 Est. HH Income \$15,000 to \$24,999	11.0%	11.4%	10.6%
2024 Est. HH Income Under \$15,000	17.4%	15.7%	13.4%
2024 Est. Average Household Income	\$52,884	\$63,732	\$70,224
2024 Est. Median Household Income	\$44,869	\$48,702	\$52,817
2024 Est. Per Capita Income	\$21,776	\$27,345	\$29,400
2024 Est. Total Businesses	338	4,370	7,814
2024 Est. Total Employees	2,608	47,754	88,579

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6646/-97.3255

1028 E Harry St Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	57.9%	60.5%	60.0%
2024 Est. Black	10.0%	12.8%	14.4%
2024 Est. Asian or Pacific Islander	3.0%	4.3%	4.3%
2024 Est. American Indian or Alaska Native	1.5%	1.5%	1.3%
2024 Est. Other Races	27.5%	21.0%	19.9%
Hispanic			
2024 Est. Hispanic Population	4,340	25,842	52,511
2024 Est. Hispanic Population	30.9%	23.8%	22.8%
2029 Proj. Hispanic Population	29.8%	23.6%	22.8%
2020 Hispanic Population	31.8%	25.8%	24.3%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	8,925	71,147	148,307
2024 Est. Elementary (Grade Level 0 to 8)	9.1%	6.8%	6.4%
2024 Est. Some High School (Grade Level 9 to 11)	11.3%	9.3%	8.8%
2024 Est. High School Graduate	36.2%	31.6%	30.3%
2024 Est. Some College	21.6%	23.7%	23.5%
2024 Est. Associate Degree Only	7.4%	7.6%	8.0%
2024 Est. Bachelor Degree Only	10.2%	12.8%	14.3%
2024 Est. Graduate Degree	4.2%	8.1%	8.8%
Housing			
2024 Est. Total Housing Units	6,369	50,370	103,943
2024 Est. Owner-Occupied	38.8%	39.9%	44.4%
2024 Est. Renter-Occupied	52.0%	51.5%	47.4%
2024 Est. Vacant Housing	9.2%	8.6%	8.2%
Homes Built by Year			
2024 Homes Built 2010 or later	6.1%	6.3%	6.5%
2024 Homes Built 2000 to 2009	3.9%	5.3%	6.1%
2024 Homes Built 1990 to 1999	4.4%	4.5%	5.6%
2024 Homes Built 1980 to 1989	7.1%	7.9%	8.9%
2024 Homes Built 1970 to 1979	7.9%	11.4%	13.2%
2024 Homes Built 1960 to 1969	7.2%	8.2%	8.8%
2024 Homes Built 1950 to 1959	15.0%	18.9%	20.1%
2024 Homes Built Before 1949	39.2%	28.9%	22.6%
Home Values			
2024 Home Value \$1,000,000 or More	0.5%	0.9%	0.8%
2024 Home Value \$500,000 to \$999,999	3.0%	3.8%	4.2%
2024 Home Value \$400,000 to \$499,999	2.2%	2.9%	3.1%
2024 Home Value \$300,000 to \$399,999	4.9%	6.0%	6.7%
2024 Home Value \$200,000 to \$299,999	12.8%	14.6%	15.8%
2024 Home Value \$150,000 to \$199,999	6.6%	11.6%	14.2%
2024 Home Value \$100,000 to \$149,999	14.9%	20.5%	20.6%
2024 Home Value \$50,000 to \$99,999	42.9%	29.8%	24.5%
2024 Home Value \$25,000 to \$49,999	8.0%	5.3%	4.6%
2024 Home Value Under \$25,000	4.2%	4.7%	5.4%
2024 Median Home Value	\$97,812	\$124,724	\$137,360
2024 Median Rent	\$642	\$688	\$698

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.6646/-97.3255

1028 E Harry St Wichita, KS 67211

1 mi radius 3 mi radius 5 mi radius

Labor Force

2024 Est. Labor Population Age 16 Years or Over	10,869	85,719	180,422
2024 Est. Civilian Employed	58.0%	58.7%	59.0%
2024 Est. Civilian Unemployed	2.9%	2.4%	2.5%
2024 Est. in Armed Forces	0.6%	0.5%	0.7%
2024 Est. not in Labor Force	38.5%	38.5%	37.9%
2024 Labor Force Males	51.6%	52.4%	51.3%
2024 Labor Force Females	48.4%	47.6%	48.7%

Occupation

2024 Occupation: Population Age 16 Years or Over	6,365	50,118	106,296
2024 Mgmt, Business, & Financial Operations	7.4%	11.5%	12.0%
2024 Professional, Related	16.8%	18.8%	19.5%
2024 Service	19.2%	17.3%	16.8%
2024 Sales, Office	20.9%	19.7%	20.5%
2024 Farming, Fishing, Forestry	0.5%	0.6%	0.7%
2024 Construction, Extraction, Maintenance	11.1%	10.6%	10.0%
2024 Production, Transport, Material Moving	24.1%	21.6%	20.5%
2024 White Collar Workers	45.1%	50.0%	52.0%
2024 Blue Collar Workers	54.9%	50.0%	48.0%

Transportation to Work

2024 Drive to Work Alone	79.8%	77.2%	77.4%
2024 Drive to Work in Carpool	10.9%	11.4%	11.1%
2024 Travel to Work by Public Transportation	0.2%	0.8%	1.1%
2024 Drive to Work on Motorcycle	0.4%	0.3%	0.2%
2024 Walk or Bicycle to Work	2.9%	2.4%	2.3%
2024 Other Means	1.5%	1.8%	1.6%
2024 Work at Home	4.3%	6.1%	6.3%

Travel Time

2024 Travel to Work in 14 Minutes or Less	38.6%	40.1%	39.0%
2024 Travel to Work in 15 to 29 Minutes	48.9%	47.1%	48.1%
2024 Travel to Work in 30 to 59 Minutes	10.3%	9.7%	9.9%
2024 Travel to Work in 60 Minutes or More	2.3%	3.1%	2.9%
2024 Average Travel Time to Work	15.9	15.8	16.0

Consumer Expenditure

2024 Est. Total Household Expenditure	\$246.45 M	\$2.28 B	\$5.11 B
2024 Est. Apparel	\$8.5 M	\$78.87 M	\$177.54 M
2024 Est. Contributions, Gifts	\$13.15 M	\$124.41 M	\$282.75 M
2024 Est. Education, Reading	\$7.04 M	\$67.45 M	\$154.07 M
2024 Est. Entertainment	\$13.33 M	\$124.52 M	\$281.92 M
2024 Est. Food, Beverages, Tobacco	\$38.74 M	\$355.14 M	\$792.7 M
2024 Est. Furnishings, Equipment	\$8.3 M	\$77.53 M	\$175.46 M
2024 Est. Health Care, Insurance	\$22.93 M	\$210.62 M	\$472.01 M
2024 Est. Household Operations, Shelter, Utilities	\$82.05 M	\$753.73 M	\$1.68 B
2024 Est. Miscellaneous Expenses	\$4.62 M	\$42.87 M	\$96.36 M
2024 Est. Personal Care	\$3.29 M	\$30.51 M	\$68.45 M
2024 Est. Transportation	\$44.51 M	\$410.96 M	\$924.41 M

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