



**AUCTION**

# PROPERTY INFORMATION



## 64.5 ± ACRES OF RECREATIONAL LAND IN DERBY, KS

### ONLINE ONLY AUCTION | BIDDING ENDS OCTOBER 16TH @ 2:00PM

#### HOME FEATURES

**YEAR BUILT:**  
1994

**# OF BEDROOMS:**  
3

**# OF BATHROOMS:**  
3

**GARAGE:**  
2 CAR ATTACHED

**HOUSE SIZE:**  
TFLA: 1,459 SF  
BASEMENT: 1,376 SF

**SCHOOL DISTRICT:**  
DERBY

**2023 TAXES:**  
GENERALS: \$5,526.01  
SPECIALS: \$385.93

#### PROPERTY FEATURES

**2.5 Miles of** well maintained trails throughout the property leading to the Arkansas River.

**Wildlife** outside your back door, the area is full of white tail, turkey and water fowl.

**Fishing and kayaking** along the Arkansas River

**Great location** within the city while still being a wonderful escape from city life

**Perfect for recreation**, including riding ATVs, dirtbiking, mountain biking, etc.



Kevin Howell, Certified Auctioneer  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)





AUCTION

# PROPERTY INFORMATION

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





Parcel ID: 087-241-01-0-23-01-040.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208170



Tax Year: 2024

Run Date: 9/9/2024 11:07:24 AM

OWNER NAME AND MAILING ADDRESS

CALHOUN, STEVEN A & KIMBERLY A TR

520 W WHITE TAIL ST

DERBY, KS 67037-2560

PROPERTY SITUS ADDRESS

520 W WHITE TAIL ST

DERBY, KS 67037

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: RR  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 220.9 220.9  
Economic Adj. Factor:  
Map / Routing: /  
School District: 0603 USD 260  
Legacy ID: 00304555  
Investment Class:  
Tax Unit Group: 5601-5601 140 DERBY U-260-  
EPCD RODY

TRACT DESCRIPTION

RESERVE A WOODLAND  
VALLEY ADD.



241010230104000 12/13/2023

Image Date: 12/26/2023

PROPERTY FACTORS

Topography: Level - 1, Rolling - 4  
Utilities: All Underground - 2  
Access: Semi Improved Road - 2  
Fronting: Residential Street - 4  
Location: Neighborhood or Spot - 6  
Parking Type: On Street - 2  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
10/20/2022	4:04 PM	17	RE	554/574		
09/26/2022	9:52 AM	11	RE	589		
11/30/2017	8:00 AM	17	RE	547		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-D8951	8,849	Exterior Alteration	06/16/2011	C	100
09-D5473	7,315	Roof	06/26/2009	C	100
DY300	14,800	Garage	08/07/1996	C	100

2024 APPRAISED VALUE

Cls	Land	Building	Total
R	96.900	201.700	298.600
Total	96.900	201.700	298.600

2023 APPRAISED VALUE

Cls	Land	Building	Total
R	96,900	201,700	298,600
Total	96,900	201,700	298,600

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	133,267											R0112	11,000.00	2.92	0.53	0.53	0.73	96,900

Total Market Land Value 96,900



Parcel ID: 087-241-01-0-23-01-040.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208170



Tax Year: 2024 Run Date: 9/9/2024 11:07:24 AM

DWELLING INFORMATION				COMP SALES INFORMATION				CALCULATED VALUES			
Situs:	520 W WHITE TAIL ST DERBY, KS 671	Arch Style:	02-Ranch					Cost Land:		96,900	
Res Type:	1-Single-Family Residence	Bsmt Type:	7-Daylight - 7					Cost Building:		244,710	
Quality:	3.00-AV	Total Rooms:	5	Bedrooms:	2			Cost Total:		341,610	
Year Blt:	1994	Family Rooms:						Ag Use Land:		0	
Est:		Full Baths:	3	Half Baths:				Ag Buildings:		0	
Eff Year:		Garage Cap:						Misc. Buildings:		0	
MS Style:	1-One Story	Foundation:	Concrete - 2					Manufactured Homes:		0	
LBCSStruct:	1110-Detached SFR unit	Model/Mkt Area:	04 - 150,000 - 200,000					Income Value:		0	
No. of Units:								Market Value:		340,800	
Total Living Area:	1,459							MRA Value:		330,100	
Calculated Area:	1,459							Weighted Estimate:		353,100	
Main Floor Living Area:	1,459							New Construction:		0	
Upper Floor Living Area Pct:								Indexed Value:		0	
CDU:	AV										
Phys/Func/Econ:	AV / /										
Ovr Pct Gd/Rsn:											
Remodel:											
Remodel Descrip:											
Percent Complete:											
Assessment Class:											
MU CIs/Pct:											

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
	152-Residential Garage - Detach	D	1.00	1	1996			1,500	160	8	50 X 30	1	3	3					0	43,860	58	26,200

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	12			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,459			
8	641-Single 1-Story Fireplace	1			
9	701-Attached Garage	420			
10	721-Carport, Flat Roof	400			
11	721-Carport, Flat Roof	360			

DWELLING COMPONENTS					
No.	Code	Units	Pct	Quality	Year
12	736-Garage Finish, Attached	420			
13	801-Total Basement Area	1,376			
14	802-Minimal Finish Area	60			2010
15	901-Open Slab Porch	252			
16	901-Open Slab Porch	104			
17	905-Raised Slab Porch with Roof	79			
18	906-Wood Deck with Roof	105		3.00	2017

OTHER BUILDING IMPROVEMENT COMPONENTS							
No.	Code	Units	Pct	Size	Other	Rank	Year
	8005-Porch, Slab with Roof	224					





Parcel ID: 087-241-01-0-23-01-040.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208170



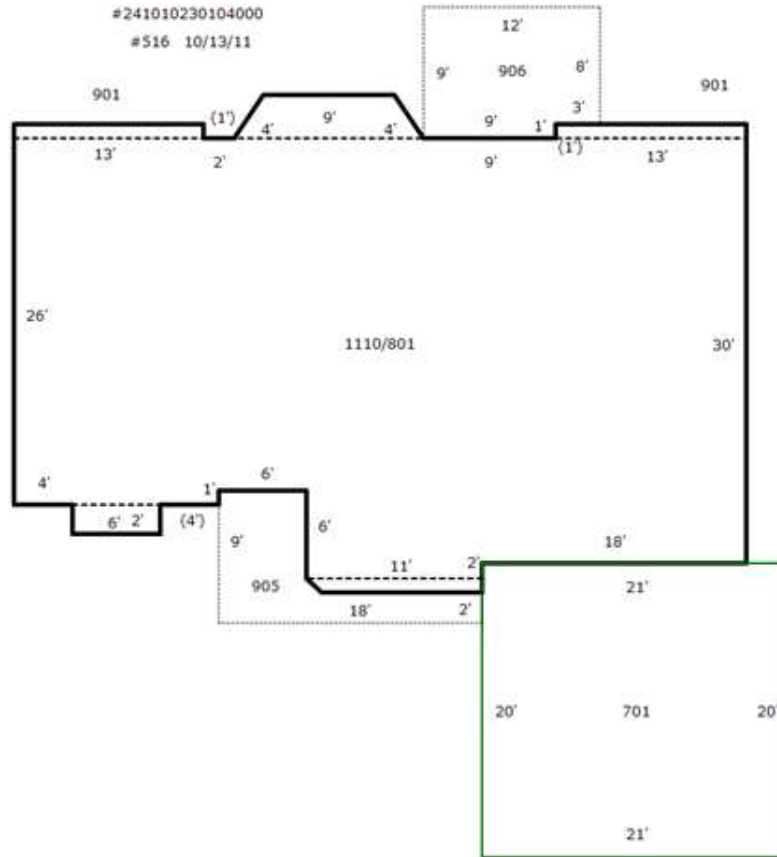
Tax Year: 2024

Run Date: 9/9/2024 11:07:24 AM

Situs: 520 W WHITE TAIL ST DERBY, KS 67037

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
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Sketch by Apex Sketch



Parcel ID: 087-241-02-0-14-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208834



Tax Year: 2024 Run Date: 9/9/2024 11:03:48 AM

OWNER NAME AND MAILING ADDRESS

CALHOUN STEVEN A & KIMBERLY A

520 W WHITE TAIL ST

DERBY, KS 67037-2560

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high Sfx:  
Activity: 1000 Residential activities  
Ownership: 1100 Private-fee simple  
Site: 1000 Site in natural state

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V  
Property Type: VR-Residential Vacant Land  
Living Units:  
Zoning: RR  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 704.5 704.5  
Economic Adj. Factor:  
Map / Routing: /  
School District: 0603 USD 260  
Legacy ID: 00297559  
Investment Class:  
Tax Unit Group: 2101-2101 825 ROCKFORD  
TWP U-260-EPCD R

TRACT DESCRIPTION

GOV LOT 2 NE1/4 EXC PT PLATTED AS  
WOODLAND VALLEY ADD. SEC 2-29-1E

PROPERTY FACTORS

Topography: Below Street - 3, Rolling - 4  
Utilities: None - 8  
Access: Dirt Road - 3  
Fronting: Private Road - 9  
Location: Unknown  
Parking Type: None - 0  
Parking Quantity: None - 0  
Parking Proximity: Far - 0  
Parking Covered:  
Parking Uncovered:

No Image Available

Image Date:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/12/2022	3:34 PM	11	RE	549		
01/03/2017	3:07 PM	10	BP	513		
08/19/2014	3:28 PM	12	RE	481		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
V	12,900	0	12,900

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	12,900	0	12,900

Total	12,900	0	12,900	Total	12,900	0	12,900
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MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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NEW CONSTRUCTION

Class	Value	Reason Code
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MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Acre	6-Undeveloped - 6	34.81				8	7						RA0101	1.00	5,300.00	5,300.00	5,300.00	371	12,900

Total Market Land Value 12,900



Parcel ID: 087-241-01-0-32-00-002.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208306



Tax Year: 2024

Run Date: 9/9/2024 11:06:11 AM

OWNER NAME AND MAILING ADDRESS

CALHOUN, STEVEN A & KIMBERLY A TR

520 W WHITE TAIL ST

DERBY, KS 67037-2560

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high Sfx:  
Activity: 1000 Residential activities  
Ownership: 1100 Private-fee simple  
Site: 1000 Site in natural state

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V  
Property Type: VR-Residential Vacant Land  
Living Units:  
Zoning: RR  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 704.5 704.5  
Economic Adj. Factor:  
Map / Routing: /  
School District: 0603 USD 260  
Legacy ID: 00297533  
Investment Class:  
Tax Unit Group: 2101-2101 825 ROCKFORD  
TWP U-260-EPCD R

TRACT DESCRIPTION

SW1/4 NW1/4 & N 18A GOV LOT 1 IN SW1/4  
SEC 1 EXC BEG 120 RDS N SE COR GOV LOT  
1 W 520 FT N 355.59 FT NWLY 377.35 FT E  
701.6 FT S TO BEG & EXC PT PLATTED AS  
WOODLAND VALLEYADD. SEC 1-29-1E

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/12/2022	3:32 PM	11	RE	549		
10/02/2020	10:28 AM	11	RE	529		
08/19/2014	3:29 PM	12	RE	481		

No Image Available

Image Date:

PROPERTY FACTORS

Topography: Below Street - 3, Rolling - 4  
Utilities: None - 8  
Access: Semi Improved Road - 2  
Fronting: None - 0  
Location: Unknown  
Parking Type: None - 0  
Parking Quantity: None - 0  
Parking Proximity: Far - 0  
Parking Covered:  
Parking Uncovered:

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
V	29,200	0	29,200

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	29,200	0	29,200

Total	29,200	0	29,200	Total	29,200	0	29,200
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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
Acre	3-Residual - 3	11.00				4	50						RA0101	1.00	5,300.00	5,300.00	5,300.00	2,655	29,200

Total Market Land Value 29,200



Parcel ID: 087-241-02-0-41-00-001.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R208840



Tax Year: 2024

Run Date: 9/9/2024 11:05:06 AM

OWNER NAME AND MAILING ADDRESS

CALHOUN STEVEN A & KIMBERLY A

520 W WHITE TAIL ST

DERBY, KS 67037-2560

PROPERTY SITUS ADDRESS

LAND BASED CLASSIFICATION SYSTEM

Function: 9910 Residential high Sfx:  
Activity: 1000 Residential activities  
Ownership: 1100 Private-fee simple  
Site: 1000 Site in natural state

GENERAL PROPERTY INFORMATION

Prop Class: V Vacant Lots - V  
Property Type: VR-Residential Vacant Land  
Living Units:  
Zoning: RR  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 704.5 704.5  
Economic Adj. Factor:  
Map / Routing: /  
School District: 0603 USD 260  
Legacy ID: 00297561  
Investment Class:  
Tax Unit Group: 2101-2101 825 ROCKFORD  
TWP U-260-EPCD R

TRACT DESCRIPTION

BEG NE COR SE 1/4 S 680.46 FT W 1000 FT  
M/L TO E BANK ARK RIV NLY ALG RIVER TO N  
LI SE 1/4 E TO BEG SEC 2-29-1E

MISCELLANEOUS IMPROVEMENT VALUES

Class	Value	Reason Code
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
11/12/2022	3:34 PM	11	RE	549		
10/02/2020	10:32 AM	11	RE	529		
08/19/2014	3:28 PM	12	RE	481		

PROPERTY FACTORS

Topography: Below Street - 3  
Utilities: None - 8  
Access: Landlocked/None - 5  
Fronting: None - 0  
Location: Unknown  
Parking Type: None - 0  
Parking Quantity: None - 0  
Parking Proximity: Far - 0  
Parking Covered:  
Parking Uncovered:

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
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2024 APPRAISED VALUE

Cls	Land	Building	Total
V	5,800	0	5,800

2023 APPRAISED VALUE

Cls	Land	Building	Total
V	5,800	0	5,800

Total	5,800	0	5,800	Total	5,800	0	5,800
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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
Acre	3-Residual - 3	15.68				8	7						RA0101	1.00	5,300.00	5,300.00	5,300.00	370	5,800

Total Market Land Value 5,800

No Image Available



# Property Information Report

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A TR  
**PIN Number:** 00304555  
**AIN:** 087-241-01-0-23-01-040.00  
**Geocode:** RO DY04032  
**Tax Unit:** 56-01

## Owner Address

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A TR  
**Owner Address:** 520 W WHITE TAIL ST  
**Owner City:** DERBY  
**Owner State:** KS  
**Owner ZIP:** 67037-2560

## Property Address

**Property Address:** 520 W WHITE TAIL ST  
**Property City:** DERBY  
**Property State:** KS  
**Property ZIP:** 67037

## Appraised Values

**Appraised Land Value:** \$96,900  
**Appraised Improvement Value:** \$201,700  
**Appraised Total Value:** \$298,600

## Assessed Values

**Assessed Land Value:** \$11,144  
**Assessed Improvement Value:** \$23,196  
**Assessed Total Value:** \$34,340

## Land Information

**Total Acres:** 3.059  
**Total Square Feet:** 133,267

**Abbreviated  
Legal  
Description:**

RESERVE A WOODLAND VALLEY ADD.

## Improvement Information

**Year Built:** 1994  
**Year Last Sold:** 2009  
**Style:** 1.0 Story  
**Basement Type:** Daylight - 7  
**Arch Style Desc:** Ranch  
**Neighborhood Code:** 220.9

**Living Unit:** 1  
**Bedrooms:** 2  
**Bathrooms:** 3  
**Half Bath:** N/A

**Total Sq Ft:** N/A  
**Ground Floor Sq Ft:** 1459

## Other Information

**School District:** 260

# Property Information Report

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A  
**PIN Number:** 00297559  
**AIN:** 087-241-02-0-14-00-001.00  
**Geocode:** RO 00011  
**Tax Unit:** 21-01

## Owner Address

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A  
**Owner Address:** 520 W WHITE TAIL ST  
**Owner City:** DERBY  
**Owner State:** KS  
**Owner ZIP:** 67037-2560

## Property Address

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

## Appraised Values

**Appraised Land Value:** \$12,900  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$12,900

## Assessed Values

**Assessed Land Value:** \$1,548  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$1,548

## Land Information

**Total Acres:** 34.807  
**Total Square Feet:** 1,516,198

**Abbreviated  
Legal  
Description:**

GOV LOT 2 NE1/4 EXC PT PLATTED AS WOODLAND VALLEY ADD. SEC 2-29-1E

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2009  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 704.5

**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:** 260

# Property Information Report

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A TR  
**PIN Number:** 00297533  
**AIN:** 087-241-01-0-32-00-002.00  
**Geocode:** RO 00005  
**Tax Unit:** 21-01

## Owner Address

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A TR  
**Owner Address:** 520 W WHITE TAIL ST  
**Owner City:** DERBY  
**Owner State:** KS  
**Owner ZIP:** 67037-2560

## Property Address

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

## Appraised Values

**Appraised Land Value:** \$29,200  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$29,200

## Assessed Values

**Assessed Land Value:** \$3,504  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$3,504

## Land Information

**Total Acres:** 11.003  
**Total Square Feet:** 479,282

**Abbreviated  
Legal  
Description:**

SW1/4 NW1/4 & N 18A GOV LOT 1 IN SW1/4 SEC 1 EXC BEG 120 RDS N SE COR  
GOV LOT 1 W 520 FT N 355.59 FT NWLY 377.35 FT E 701.6 FT S TO BEG & EXC PT  
PLATTED AS WOODLAND VALLEYADD. SEC 1-29-1E

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2009  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 704.5

**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:** 260

# Property Information Report

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A  
**PIN Number:** 00297561  
**AIN:** 087-241-02-0-41-00-001.00  
**Geocode:** RO 000120001  
**Tax Unit:** 21-01

## Owner Address

**Owner Name:** CALHOUN STEVEN A & KIMBERLY A  
**Owner Address:** 520 W WHITE TAIL ST  
**Owner City:** DERBY  
**Owner State:** KS  
**Owner ZIP:** 67037-2560

## Property Address

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

## Appraised Values

**Appraised Land Value:** \$5,800  
**Appraised Improvement Value:** \$0  
**Appraised Total Value:** \$5,800

## Assessed Values

**Assessed Land Value:** \$696  
**Assessed Improvement Value:** \$0  
**Assessed Total Value:** \$696

## Land Information

**Total Acres:** 15.679  
**Total Square Feet:** 682,984

**Abbreviated  
Legal  
Description:**

BEG NE COR SE 1/4 S 680.46 FT W 1000 FT M/L TO E BANK ARK RIV NLY ALG  
RIVER TO N LI SE 1/4 E TO BEG SEC 2-29-1E

## Improvement Information

**Year Built:**  
**Year Last Sold:** 2009  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 704.5

**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:** 260



# Property Taxes and Appraisals

## 520 W WHITE TAIL ST DERBY

### Property Description

<b>Legal Description</b>	RESERVE A WOODLAND VALLEY ADD.
<b>Owner</b>	CALHOUN STEVEN A & KIMBERLY A TR
<b>Mailing Address</b>	520 W WHITE TAIL ST DERBY KS 67037-2560
<b>Geo Code</b>	RO DY04032
<b>PIN</b>	00304555
<b>AIN</b>	241010230104000
<b>Tax Unit</b>	5601 140 DERBY U-260-EPCD RODY
<b>Land Use</b>	1101 Single family detached dwelling
<b>Market Land Square Feet</b>	133,267
<b>2024 Total Acres</b>	3.06
<b>2024 Appraisal</b>	\$298,600
<b>2024 Assessment</b>	\$34,340

### Residential Structure Characteristics

<b>Year Built</b>	1994
<b>Bedrooms</b>	2
<b>Living Sq. Ft.</b>	1,459
<b>Full Baths</b>	3
<b>Half Baths</b>	
<b>Architectural Style</b>	Ranch
<b>Basement Sq. Ft.</b>	1,376

<b>Finished Basement Sq. Ft.</b>	60
<b>Basement Type</b>	Daylight - 7
<b>Condition</b>	AVERAGE
<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
2024	Residential	\$96,900	\$201,700	\$298,600	
2023	Residential	\$96,900	\$201,700	\$298,600	+8%
2022	Residential	\$91,400	\$184,700	\$276,100	+10%
2021	Residential	\$85,900	\$165,100	\$251,000	
2020	Residential	\$85,900	\$165,100	\$251,000	+8%
2019	Residential	\$85,900	\$146,500	\$232,400	+5%
2018	Residential	\$74,300	\$147,000	\$221,300	
2017	Residential	\$87,300	\$134,000	\$221,300	+5%
2016	Residential	\$87,300	\$123,500	\$210,800	+22%
2015	Residential	\$87,300	\$85,300	\$172,600	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Residential	\$11,144	\$23,196	\$34,340	
2023	Residential	\$11,144	\$23,196	\$34,340	+8%
2022	Residential	\$10,511	\$21,241	\$31,752	+10%
2021	Residential	\$9,879	\$18,987	\$28,866	

Year	Class	Land	Improvements	Total	Change
2020	Residential	\$9,879	\$18,987	\$28,866	+8%
2019	Residential	\$9,879	\$16,848	\$26,727	+5%
2018	Residential	\$8,545	\$16,905	\$25,450	
2017	Residential	\$10,040	\$15,410	\$25,450	+5%
2016	Residential	\$10,040	\$14,203	\$24,243	+22%
2015	Residential	\$10,040	\$9,810	\$19,850	

## 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
CITY OF DERBY 1	STREET IMP WOODLAND VALLEY ADD PROJ #7 RES 03-2018	\$255.06	\$122.49	\$377.55
<b>Totals:</b>		\$255.06	\$122.49	\$385.93

## 2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
CITY OF DERBY 1	STREET IMP WOODLAND VALLEY ADD PROJ #7 RES 03-2018	\$255.06	\$111.06	\$366.12
<b>Totals:</b>		\$255.06	\$111.06	\$366.12

## 2024 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF DERBY 1	STREET IMP WOODLAND VALLEY ADD PROJ #7 RES 03-2018	2022	2031	\$2,486.86	\$529.18	\$3,016.04
<b>Totals:</b>				\$2,486.86	\$529.18	\$3,016.04

## Tax Billings

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2023	142.549000	\$4,798.41	\$385.93	\$0.00	\$0.00	\$5,184.34	\$5,184.34	\$0.00
2022	144.898000	\$4,508.79	\$397.36	\$0.00	\$0.00	\$4,906.15	\$4,906.15	\$0.00
2021	145.403000	\$4,151.20	\$7.90	\$0.00	\$0.00	\$4,159.10	\$4,159.10	\$0.00
2020	145.792000	\$4,162.42	\$7.80	\$0.00	\$0.00	\$4,170.22	\$4,170.22	\$0.00
2019	145.952823	\$3,854.87	\$7.80	\$0.00	\$0.00	\$3,862.67	\$3,862.67	\$0.00
2018	145.670000	\$3,661.30	\$5.88	\$0.00	\$0.00	\$3,667.18	\$3,667.18	\$0.00
2017	140.688000	\$3,534.53	\$5.88	\$0.00	\$0.00	\$3,540.41	\$3,540.41	\$0.00
2016	139.400000	\$3,333.45	\$4.88	\$27.82	\$0.00	\$3,366.15	\$3,366.15	\$0.00
2015	141.116000	\$2,755.17	\$4.88	\$0.00	\$0.00	\$2,760.05	\$2,760.05	\$0.00
2014	135.477781	\$2,643.24	\$6.48	\$0.00	\$0.00	\$2,649.72	\$2,649.72	\$0.00

## Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	28.988000
0506 CITY OF DERBY	46.068000
0603 USD 260	13.945000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
0902 EL PASO CEMETERY	0.697000
Total: 142.549000	



# Property Taxes and Appraisals

## GOV LOT 2 NE1/4 EXC PT PLATTED AS WOODLAND VALLEY ADD. SEC 2-29-1E

### Property Description

<b>Legal Description</b>	GOV LOT 2 NE1/4 EXC PT PLATTED AS WOODLAND VALLEY ADD. SEC 2-29-1E
<b>Owner</b>	CALHOUN STEVEN A & KIMBERLY A
<b>Mailing Address</b>	520 W WHITE TAIL ST DERBY KS 67037-2560
<b>Geo Code</b>	RO 00011
<b>PIN</b>	00297559
<b>AIN</b>	241020140000100
<b>Tax Unit</b>	2101 825 ROCKFORD TWP U-260-EPCD R
<b>Land Use</b>	9910 Residential highest and best use
<b>Market Land Square Feet</b>	1,516,324
<b>2024 Total Acres</b>	34.81
<b>2024 Appraisal</b>	\$12,900
<b>2024 Assessment</b>	\$1,548

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

### Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$12,900	\$0	\$12,900	
2023	Vacant	\$12,900	\$0	\$12,900	+6%
2022	Vacant	\$12,200	\$0	\$12,200	+26%
2021	Vacant	\$9,700	\$0	\$9,700	

Year	Class	Land	Improvements	Total	Change
2020	Vacant	\$9,700	\$0	\$9,700	-40%
2019	Vacant	\$16,100	\$0	\$16,100	+73%
2018	Vacant	\$9,300	\$0	\$9,300	+7%
2017	Vacant	\$8,700	\$0	\$8,700	+1%
2016	Vacant	\$8,600	\$0	\$8,600	
2015	Vacant	\$8,600	\$0	\$8,600	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$1,548	\$0	\$1,548	
2023	Vacant	\$1,548	\$0	\$1,548	+6%
2022	Vacant	\$1,464	\$0	\$1,464	+26%
2021	Vacant	\$1,164	\$0	\$1,164	
2020	Vacant	\$1,164	\$0	\$1,164	-40%
2019	Vacant	\$1,932	\$0	\$1,932	+73%
2018	Vacant	\$1,116	\$0	\$1,116	+7%
2017	Vacant	\$1,044	\$0	\$1,044	+1%
2016	Vacant	\$1,032	\$0	\$1,032	
2015	Vacant	\$1,032	\$0	\$1,032	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	126.583000	\$195.94	\$0.00	\$0.00	\$0.00	\$195.94	\$195.94	\$0.00
2022	129.472000	\$189.54	\$0.00	\$0.00	\$0.00	\$189.54	\$189.54	\$0.00
2021	130.674000	\$152.11	\$0.00	\$0.00	\$0.00	\$152.11	\$152.11	\$0.00

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2020	131.704000	\$153.31	\$0.00	\$0.00	\$0.00	\$153.31	\$153.31	\$0.00
2019	132.116165	\$255.26	\$0.00	\$0.00	\$0.00	\$255.26	\$255.26	\$0.00
2018	132.958000	\$148.38	\$0.00	\$0.00	\$0.00	\$148.38	\$148.38	\$0.00
2017	128.627000	\$134.29	\$0.00	\$0.00	\$0.00	\$134.29	\$134.29	\$0.00
2016	123.121000	\$127.06	\$0.00	\$0.00	\$0.00	\$127.06	\$127.06	\$0.00
2015	122.314000	\$126.22	\$0.00	\$0.00	\$0.00	\$126.22	\$126.22	\$0.00
2014	113.628936	\$117.28	\$0.00	\$0.00	\$0.00	\$117.28	\$117.28	\$0.00

## Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	28.988000
0451 ROCKFORD TOWNSHIP	11.058000
0603 USD 260	13.945000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
0902 EL PASO CEMETERY	0.697000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
<b>Total: 126.583000</b>	

# Property Taxes and Appraisals

**SW1/4 NW1/4 & N 18A GOV LOT 1 IN SW1/4 SEC 1 EXC BEG 120 RDS N SE COR GOV LOT 1 W 520 FT N 355.59 FT NWLY 377.35 FT E 701.6 FT S TO BEG & EXC I PLATTED AS WOODLAND VALLEYADD. SEC 1-29-1E**

## Property Description

<b>Legal Description</b>	SW1/4 NW1/4 & N 18A GOV LOT 1 IN SW1/4 SEC 1 EXC BEG 120 RDS N SE COR GOV LOT 1 W 520 FT N 355.59 FT NWLY 377.35 FT E 701.6 FT S TO BEG & EXC PT PLATTED AS WOODLAND VALLEYADD. SEC 1-29-1E
<b>Owner</b>	CALHOUN STEVEN A & KIMBERLY A TR
<b>Mailing Address</b>	520 W WHITE TAIL ST DERBY KS 67037-2560
<b>Geo Code</b>	RO 00005
<b>PIN</b>	00297533
<b>AIN</b>	241010320000200
<b>Tax Unit</b>	2101 825 ROCKFORD TWP U-260-EPCD R
<b>Land Use</b>	9910 Residential highest and best use
<b>Market Land Square Feet</b>	479,160
<b>2024 Total Acres</b>	11.00
<b>2024 Appraisal</b>	\$29,200
<b>2024 Assessment</b>	\$3,504

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

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$29,200	\$0	\$29,200	



Year	Class	Land	Improvements	Total	Change
2023	Vacant	\$29,200	\$0	\$29,200	+6%
2022	Vacant	\$27,500	\$0	\$27,500	+25%
2021	Vacant	\$22,000	\$0	\$22,000	
2020	Vacant	\$22,000	\$0	\$22,000	-50%
2019	Vacant	\$44,000	\$0	\$44,000	+74%
2018	Vacant	\$25,300	\$0	\$25,300	+6%
2017	Vacant	\$23,800	\$0	\$23,800	
2016	Vacant	\$23,800	\$0	\$23,800	
2015	Vacant	\$23,800	\$0	\$23,800	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$3,504	\$0	\$3,504	
2023	Vacant	\$3,504	\$0	\$3,504	+6%
2022	Vacant	\$3,300	\$0	\$3,300	+25%
2021	Vacant	\$2,640	\$0	\$2,640	
2020	Vacant	\$2,640	\$0	\$2,640	-50%
2019	Vacant	\$5,280	\$0	\$5,280	+74%
2018	Vacant	\$3,036	\$0	\$3,036	+6%
2017	Vacant	\$2,856	\$0	\$2,856	
2016	Vacant	\$2,856	\$0	\$2,856	
2015	Vacant	\$2,856	\$0	\$2,856	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
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<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2023	126.583000	\$443.54	\$0.00	\$0.00	\$0.00	\$443.54	\$443.54	\$0.00
2022	129.472000	\$427.26	\$0.00	\$0.00	\$0.00	\$427.26	\$427.26	\$0.00
2021	130.674000	\$344.96	\$0.00	\$0.00	\$0.00	\$344.96	\$344.96	\$0.00
2020	131.704000	\$347.69	\$0.00	\$0.00	\$0.00	\$347.69	\$347.69	\$0.00
2019	132.116165	\$697.58	\$0.00	\$0.00	\$0.00	\$697.58	\$697.58	\$0.00
2018	132.958000	\$403.67	\$0.00	\$0.00	\$0.00	\$403.67	\$403.67	\$0.00
2017	128.627000	\$367.37	\$0.00	\$0.00	\$0.00	\$367.37	\$367.37	\$0.00
2016	123.121000	\$351.65	\$0.00	\$0.00	\$0.00	\$351.65	\$351.65	\$0.00
2015	122.314000	\$349.31	\$0.00	\$0.00	\$0.00	\$349.31	\$349.31	\$0.00
2014	113.628936	\$324.51	\$0.00	\$0.00	\$0.00	\$324.51	\$324.51	\$0.00

## Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	28.988000
0451 ROCKFORD TOWNSHIP	11.058000
0603 USD 260	13.945000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
0902 EL PASO CEMETERY	0.697000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
Total: 126.583000	

# Property Taxes and Appraisals

**BEG NE COR SE 1/4 S 680.46 FT W 1000 FT M/L TO E BANK ARK RIV NLY ALG RIVER TO N LI SE 1/4 E TO BEG SEC 2-29-1E**

## Property Description

<b>Legal Description</b>	BEG NE COR SE 1/4 S 680.46 FT W 1000 FT M/L TO E BANK ARK RIV NLY ALG RIVER TO N LI SE 1/4 E TO BEG SEC 2-29-1E
<b>Owner</b>	CALHOUN STEVEN A & KIMBERLY A
<b>Mailing Address</b>	520 W WHITE TAIL ST DERBY KS 67037-2560
<b>Geo Code</b>	RO 000120001
<b>PIN</b>	00297561
<b>AIN</b>	241020410000100
<b>Tax Unit</b>	2101 825 ROCKFORD TWP U-260-EPCD R
<b>Land Use</b>	9910 Residential highest and best use
<b>Market Land Square Feet</b>	683,021
<b>2024 Total Acres</b>	15.68
<b>2024 Appraisal</b>	\$5,800
<b>2024 Assessment</b>	\$696

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

## Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$5,800	\$0	\$5,800	
2023	Vacant	\$5,800	\$0	\$5,800	+5%

Year	Class	Land	Improvements	Total	Change
2022	Vacant	\$5,500	\$0	\$5,500	+25%
2021	Vacant	\$4,400	\$0	\$4,400	
2020	Vacant	\$4,400	\$0	\$4,400	-50%
2019	Vacant	\$8,800	\$0	\$8,800	+76%
2018	Vacant	\$5,000	\$0	\$5,000	+6%
2017	Vacant	\$4,700	\$0	\$4,700	
2016	Vacant	\$4,700	\$0	\$4,700	
2015	Vacant	\$4,700	\$0	\$4,700	

## Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Vacant	\$696	\$0	\$696	
2023	Vacant	\$696	\$0	\$696	+5%
2022	Vacant	\$660	\$0	\$660	+25%
2021	Vacant	\$528	\$0	\$528	
2020	Vacant	\$528	\$0	\$528	-50%
2019	Vacant	\$1,056	\$0	\$1,056	+76%
2018	Vacant	\$600	\$0	\$600	+6%
2017	Vacant	\$564	\$0	\$564	
2016	Vacant	\$564	\$0	\$564	
2015	Vacant	\$564	\$0	\$564	

## Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	126.583000	\$88.12	\$0.00	\$0.00	\$0.00	\$88.12	\$88.12	\$0.00

<b>Tax Year</b>	<b>Tax Rate</b>	<b>General Tax</b>	<b>Specials Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Total</b>	<b>Paid</b>	<b>Balance</b>
2022	129.472000	\$85.45	\$0.00	\$0.00	\$0.00	\$85.45	\$85.45	\$0.00
2021	130.674000	\$68.97	\$0.00	\$0.00	\$0.00	\$68.97	\$68.97	\$0.00
2020	131.704000	\$69.52	\$0.00	\$0.00	\$0.00	\$69.52	\$69.52	\$0.00
2019	132.116165	\$139.51	\$0.00	\$0.00	\$0.00	\$139.51	\$139.51	\$0.00
2018	132.958000	\$79.79	\$0.00	\$0.00	\$0.00	\$79.79	\$79.79	\$0.00
2017	128.627000	\$72.55	\$0.00	\$0.00	\$0.00	\$72.55	\$72.55	\$0.00
2016	123.121000	\$69.44	\$0.00	\$0.00	\$0.00	\$69.44	\$69.44	\$0.00
2015	122.314000	\$69.00	\$0.00	\$0.00	\$0.00	\$69.00	\$69.00	\$0.00
2014	113.628936	\$64.10	\$0.00	\$0.00	\$0.00	\$64.10	\$64.10	\$0.00

## Tax Authorities

<b>Tax Authority</b>	<b>Tax Rate</b>
0101 STATE	1.500000
0201 COUNTY	28.988000
0451 ROCKFORD TOWNSHIP	11.058000
0603 USD 260	13.945000
0603 USD 260 SC	7.360000
0603 USD 260 SG	20.000000
0706 USD 260 BOND	16.461000
0803 USD 260 REC COMM	7.530000
0902 EL PASO CEMETERY	0.697000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
Total: 126.583000	

## Commitment Cover Page

Order Number: **3067668**

Delivery Date: **04/10/2024**

Property Address: **520 W. White Tail St., Derby, KS 67037**

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**For Closing Assistance**

Deborah Beck  
727 N Waco Ave  
Ste 300  
Wichita, KS 67203  
Office: (316) 267-8371  
[dbeck@security1st.com](mailto:dbeck@security1st.com)

Karina Wyatt  
727 N Waco Ave  
Ste 300  
Wichita, KS 67203  
Office: (316) 267-8371  
[kw Wyatt@security1st.com](mailto:kw Wyatt@security1st.com)

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**For Title Assistance**

Nariah Hamilton  
727 N Waco Ave, Ste 300  
Wichita, KS 67203  
Office: (316) 779-1935  
[nhamilton@security1st.com](mailto:nhamilton@security1st.com)

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**Agent for Seller**

J.P. Weigand & Sons, Inc. - Market St.  
Attention: Kevin N Howell  
150 N. Market  
Wichita, KS 67202  
(316) 262-6400 (Work)  
[khowell@weigand.com](mailto:khowell@weigand.com)  
Delivered via: Electronic Mail

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**Ordering Customer**

J.P. Weigand & Sons, Inc. - Market St.  
Attention: Brenda Navarro  
150 N. Market  
Wichita, KS 67202  
(316) 304-4240 (Cell)  
(316) 262-6400 (Work)  
(316) 262-0647 (Work Fax)  
[bnavarro@weigand.com](mailto:bnavarro@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:	04/10/2024	Buyer(s):	A Legal Entity, To Be Determined
Order No.:	3067668	Seller(s):	Steven A. Calhoun and Kimberly A. Calhoun Trust, under agreement dated January 18, 2022
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	520 W. White Tail St., Derby, KS 67037

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$528.00
	<b>Total \$528.00</b>
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 03/01/2022 under reception no. 30143078](#)

### Plat Map(s):

[Sedgwick county recorded 09/02/1983 under reception no. S-2\\_5-33](#)

### Tax Information:

[Multiple Tax PINs](#)

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 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  
**Nariah Hamilton**  
**727 N Waco Ave, Ste 300**  
**Wichita, KS 67203**  
**(316) 779-1935 (Work)**  
**(316) 267-8115 (Work Fax)**  
[nhamilton@security1st.com](mailto:nhamilton@security1st.com)





**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:	Nariah Hamilton 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1935 (Work) (316) 267-8115 (Work Fax) <a href="mailto:nhamilton@security1st.com">nhamilton@security1st.com</a>
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	C-NH3067668-DB		
Property Address:	520 W. White Tail St. Derby, KS 67037		

**SCHEDULE A**

**1. Commitment Date:**

03/27/2024 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:**

Steven A. Calhoun and Kimberly A. Calhoun Trust, under agreement dated January 18, 2022

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

Property description set forth in Exhibit A attached hereto and made a part hereof.

**Security 1st Title, LLC**

By: 



Commitment No.: C-NH3067668-DB

## Exhibit A

### Parcel 1:

Part of Lot 1 in the Southwest Quarter, part of the Southwest Quarter of the Northwest Quarter, all in Section 1, Township 29 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, and Lot 2 and part of Lot 3, in Section 2, Township 29 South, Range 1 East of 6th P.M., Sedgwick County, Kansas, described as commencing at the Southeast corner of Lot 1, in said Section 1, Township 29 South, Range 1 East; thence North along the East line of said Lot 1, 1980 feet; thence with an angle to the left of  $90^{\circ} 53'$ , a distance of 520 feet for a place of beginning; thence continuing West along last described line 800 feet, more or less, to a point on the West line of said Lot 1; thence South along the West line of said Lot 1, 23 feet, more or less to a point 680.46 feet South of the Southeast corner of Lot 2, in Section 2, Township 29 South, Range 1 East; thence West with an angle to the right of  $90^{\circ} 19'$ , a distance of 1000 feet, more or less, to the left bank of the Arkansas River; thence Northwesterly along said left bank to the North line of Lot 2 in said Section 2; thence East along the North line of Lot 2, Section 2, and along the North line of the Southwest Quarter of the Northwest Quarter of Section 1, 2690 feet, more or less, to the Northeast corner of said Southwest Quarter of the Northwest Quarter of Section 1, Township 29 South, Range 1 East; thence South along the East line of said Southwest Quarter of the Northwest Quarter of Section 1, 1257.15 feet, more or less, to a point 2702.59 feet North of the Southeast corner of Lot 1, in said Section 1; thence West with an angle to the right of  $89^{\circ} 07'$ , a distance of 701.6 feet; thence Southeasterly 377.35 feet to a point 2335.59 feet North and 520 feet West of the Southeast corner of said Lot 1, in Section 1; thence South parallel with the East line of said Lot 1, in Section 1, 355.59 feet to the place of beginning; EXCEPT that part platted as Woodland Valley Addition, Derby, Sedgwick County, Kansas.

### Parcel 2:

Reserve A, Woodland Valley Addition, Derby, Sedgwick County, Kansas.



## SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

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

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

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

6. 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.
7. This company finds no open Mortgages of record executed by the current owner of the Land. If you are aware of any existing loans executed by the current owner encumbering the Land, please notify this company immediately.
8. Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Steven A. Calhoun and Kimberly A. Calhoun Trust, under agreement dated January 18, 2022.

**In the alternative, we may be provided with said Trust together with all amendments thereto. We reserve the right to make additional requirements we deem necessary.**

9. Provide this company with a properly completed and executed Owner's Affidavit.
10. File a Trustee's Deed from Steven A. Calhoun and Kimberly A. Calhoun Trust, under agreement dated January 18, 2022 to A Legal Entity, To Be Determined.

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**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.

**11. Recording Information for Kansas Counties:**

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

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

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

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

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

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

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

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## 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 \$443.54.**

**First Installment: \$221.77, PAID**

**Second Installment: \$221.77, DUE, but not delinquent until May 10, 2024**

**Property I.D. # RO-00005**

**PIN # 00297533 (Portion of Parcel 1)**

8. **General taxes and special assessments for the fiscal year 2023 in the original amount of \$195.94.**

**First Installment: \$97.97, PAID**

**Second Installment: \$97.97, DUE, but not delinquent until May 10, 2024**

**Property I.D. # RO-00011**

**PIN # 00297559 (Portion of Parcel 1)**

9. General taxes and special assessments for the fiscal year 2023 in the original amount of \$88.12.

First Installment: \$44.06, PAID

Second Installment: \$44.06, DUE, but not delinquent until May 10, 2024

Property I.D. # RO-00012-0001

PIN # 00297561 (Remainder of Parcel 1)

10. General taxes and special assessments for the fiscal year 2023 in the original amount of \$5,184.34.

First Installment: \$2,592.17, PAID

Second Installment: \$2,592.17, DUE, but not delinquent until May 10, 2024

Property I.D. # RO-DY-04032

PIN # 00304555 (Parcel 2)

11. Special taxes and assessments now assessed or levied, but payable in future installments, to-wit:

Property ID # RO-DY-04032 (Parcel 2)

Street Imp Woodland Valley -Outstanding Amount \$3,016.04; Pays out in 2031;  
Amount due in 2024, \$366.12

12. The rights of the upper and lower riparian owners to the free and unobstructed flow of the water of the Little Arkansas River which forms the West boundary of the subject land, without diminution or pollution. (Parcel 1)
13. The consequences of any past or future change in the location of the Little Arkansas River, which forms the West boundary of the subject land, or any dispute arising over the location of the old bed of Little Arkansas River or any variance between the boundary of said land as originally conveyed and the boundary thereof as now used and occupied. (Parcel 1)
14. Premises under examination are an interior parcel and does not front or border on any street or road, and there is no means by which access to and from said premises to any public highway can be obtained. No easement or right of way by prescription or necessity to and from said premises will be insured. Our title policy will contain the following exception.  
"Liability, if any, for loss or damage occasioned by the lack of access to and from the premises in question." (Parcel 1)
15. The following matters shown on or disclosed by the recorded plat referred to in the legal description: drainage plan and easements, of which a portion has been vacated by Order filed on Film 1467, Page [1647](#). (Parcel 2)
16. Legal effects and consequences of the following recital on the recorded plat of said subdivision; "Owners of land within this subdivision do hereby bind themselves to waive any protest to annexation to the City of Derby." (Parcel 2)
17. An easement for drainage recorded in/on November 20, 2018 as Doc#/Flm-Pg: [29813387](#).
18. An easement for drainage recorded in/on September 19, 2019 as Doc#/Flm-Pg: [29878759](#).
19. Subject property may become subject to special assessments for various capital improvements as evidenced by numerous governmental filings of notice in the form of ordinances and resolutions filed on March 6, 2018 as Doc#/Flm-Pg: [29753657](#) and October 5, 2021 as Doc#/Flm-Pg: [30104248](#).
20. Rights or claims of parties in possession not shown by the public records.

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21. 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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## 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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AMERICAN  
LAND TITLE  
ASSOCIATION





## 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](mailto:dataprivacy@firstam.com) or toll free at 1-866-718-0097.

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## PRIVACY POLICY

### WHAT DOES SECURITY 1<sup>ST</sup> 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 1<sup>ST</sup> 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?
<b>For our everyday business purposes</b> —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
<b>For our marketing purposes</b> —to offer our products and services to you.	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
<b>For our affiliates' everyday business purposes</b> —information about your creditworthiness.	No	We don't share
<b>For our affiliates to market to you</b>	Yes	No
<b>For nonaffiliates to market to you.</b> 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	
<b>How often does Security 1<sup>st</sup> Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How does Security 1<sup>st</sup> Title protect my personal information?</b>	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.
<b>How does Security 1<sup>st</sup> Title collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• request insurance-related services</li> <li>• provide such information to us</li> </ul> <p>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.</p>
<b>What sharing can I limit?</b>	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.
<b>Contact Us</b>	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

*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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## S VALIDATION QUESTIONNAIRE

DOC.#/FLM-PG: 29113022  
Recording Date: 12/23/2009

COV #: 010282

CO. NO. \_\_\_\_\_

TYPE OF INSTRUMENT \_\_\_\_\_

NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN		
			SPLIT <input type="checkbox"/>	MO	YR	TY	AMOUNT	S	V
			MULTI <input type="checkbox"/>						

SELLER (Grantor)

NAME RONALD R. & JUDY E. BEEBEMAILING 345 20,000 RoadCITY/ST/ZIP Cherryvale, KS 67335PHONE NO. (620) 605-8771

BUYER (Grantee)

NAME STEVEN A. & KIMBERLY A. CALHOUNMAILING 224 Forrest Park Ct.CITY/ST/ZIP Derby, KS 67037PHONE NO. (316) 788-1537

IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

## BRIEF LEGAL DESCRIPTION

RESERVE A, WOODLAND VALLEY  
ADDITION, DERBY, SEDGWICK COUNTYProperty / Situs Address: 550 W. WHEATFIELD

Name and Mailing Address for Tax Statements

MEETROTRUST CREDIT UNION8710 E. 32ND ST. N.WICHITA, KS 67226

## CHECK ANY FACTORS THAT APPLY TO THIS SALE

(See Instructions on back of form.)

## 1. SPECIAL FACTORS

- ☐ Sale between immediate family members:  
SPECIFY THE RELATIONSHIP \_\_\_\_\_
- ☐ Sale involved corporate affiliates belonging to the same parent company
- ☐ Auction Sale
- ☐ Deed transfer in lieu of foreclosure or repossession
- ☐ Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
- ☐ Sale involved a government agency or public utility
- ☐ Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
- ☐ Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
- ☐ Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # \_\_\_\_\_)
- ☐ Sale of only a partial interest in the real estate
- ☐ Sale involved a trade or exchange of properties
- ☒ NONE OF THE ABOVE

## 2. CHECK USE OF PROPERTY AT THE TIME OF SALE:

- ☒ Single Family Residence ☐ Agricultural Land
- ☐ Farm/Ranch With Residence Mineral Rights Included?
- ☐ Condominium Unit ☐ Yes ☐ No
- ☐ Vacant Land ☐ Apartment Building
- ☐ Other: (Specify) ☐ Commercial/Industrial Bldg.

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE? ☐ YES ☒ NO4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS? ☐ YES ☒ NO5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE? ☐ YES ☒ NO

If yes, please describe \_\_\_\_\_

Estimated value of all personal property items included in the sale price \$ \_\_\_\_\_

If Mobile Home Year \_\_\_\_\_ Model \_\_\_\_\_

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1? ☐ YES ☒ NO☐ Demolition ☐ New Construction ☐ Remodeling ☐ Additions  
Date Completed \_\_\_\_\_7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER? ☐ YES ☒ NO AMOUNT \$ \_\_\_\_\_

## 8. METHOD OF FINANCING (check all that apply):

- ☒ New loan(s) from a Financial Institution
- ☐ Seller Financing ☐ Assumption of Existing Loan(s)
- ☐ All Cash ☐ Trade of Property ☐ Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS? ☒ YES ☐ NO If not, explain \_\_\_\_\_

(SEE #9 INSTRUCTION ON BACK)

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY? ☐ YES ☒ NO11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? (SEE #11 INSTRUCTION ON BACK) ☐ YES ☒ NO12. TOTAL SALE PRICE \$ 180,000.00DEED DATE 12/21/09

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT.

I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.

PRINT NAME Ronald R. BeebeSIGNATURE [Signature]☐ GRANTOR (SELLER)☐ GRANTEE (BUYER)☒ AGENT DAYTIME PHONE NO. (316) 263-2785

## INSTRUCTIONS FOR COMPLETING THE SALES VALIDATION QUESTIONNAIRE

- ITEM 1 Please check all boxes which pertain.
- ITEM 2 Check the box which describes the current or most recent use of the property at the time of sale. Check all boxes which are applicable if the property has multiple uses.
- ITEM 3 Check yes; if the buyer assumed any long term lease(s) (more than 3 years remaining) at the time of sale.
- ITEM 4 Check yes; if the purchase price included an operating business, franchise, trade license, patent, trademark, stock, bonds, technology, and/or goodwill.
- ITEM 5 Check yes; if any tangible and portable items of property were included in the sale price. If possible, provide a brief description and your estimate of the total value of all personal property included in the sale price.
- ITEM 6 Check yes; if the property characteristics have been changed since January 1. Indicate what type of change(s) took place by marking the appropriate box. Indicate the date the change(s) took place.
- ITEM 7 Check yes; if any delinquent taxes were assumed by the purchaser and included as part of the sale price. Do not consider any prorated taxes for the year in which the property was sold that are part of normal escrow closings.
- ITEM 8 Check the predominate method of financing used to acquire the property. Check "Not Applicable" if no money exchanged hands or refinancing of an existing loan.
- ITEM 9 Check yes; if the property was either advertised on the open market, displayed a for sale sign, listed with a real estate agent or offered by word of mouth.
- ITEM 10 Check yes; if the buyer owns or controls the property adjoining or adjacent to the property being purchased.
- ITEM 11 Provide an explanation if you believe the buyer or seller did not act prudently, was not fully informed about the property or knowledgeable of the local market, poorly advised, did not use good judgement in the negotiations, was acting under duress, or compelled out of necessity. Use an additional sheet of paper if necessary.
- ITEM 12 Provide the total sale price and date of sale. The date should be the date that either the deed or the contract for deed was signed, not the date the deed was recorded.
- ITEM 13 Please sign the questionnaire and list your phone number. The county appraiser may need to make a follow up phone call to clarify unusual terms or conditions.

K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500. (L. 1991, ch. 162, sec. 7; L. 1992, ch. 159, sec. 3; April 30.)

### TRANSFERS OF TITLE THAT DO NOT REQUIRE A SALES VALIDATION QUESTIONNAIRE ARE AS FOLLOWS:

- (1) Recorded prior to the effective date of this act, i.e., July 1, 1991;
- (2) made solely for the purpose of securing or releasing security for a debt or other obligation;
- (3) made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
- (4) by way of gift, donation or contribution stated in the deed or other instruments;
- (5) to cemetery lots;
- (6) by leases and transfers of severed mineral interests;
- (7) to or from a trust, and without consideration;
- (8) resulting from a divorce settlement where one party transfers interest in property to the other;
- (9) made solely for the purpose of creating a joint tenancy or tenancy in common;
- (10) by way of a sheriff's deed;
- (11) by way of a deed which has been in escrow for longer than five years;
- (12) by way of a quit claim deed filed for the purpose of clearing title encumbrances;
- (13) when title is transferred to convey right-of-way or pursuant to eminent domain;
- (14) made by a guardian, executor, administrator, conservator or trustee of an estate pursuant to judicial order;
- (15) when title is transferred due to repossession; or
- (16) made for the purpose of releasing an equitable lien on a previously recorded affidavit of equitable interest, and without additional consideration.

- (b) When a real estate sales validation questionnaire is not required due to one or more of the exemptions provided in 1-16 above, the exemption shall be clearly stated on the document being filed.

If you have any questions or need assistance completing this form, please call the county appraiser's office.



Sedgwick County  
Register of Deeds - Tonya Buckingham

Doc.#/Flm-Pg: 30143078

Receipt #: 2296848

Recording Fee: \$55.00

Pages Recorded: 3

Cashier: vbunch

Authorized By: *Tonya Buckingham*

Date Recorded: 03/01/2022 02:08:01 PM

Prepared by: Margaret E. Robertson  
Hinkle Law Firm LLC  
1617 North Waterfront Parkway, Suite 400  
Wichita, Kansas 67206

Real Estate Transfer Exemption #7

SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 18 day of January, 2022, between **STEVEN A. CALHOUN** and **KIMBERLY A. CALHOUN**, husband and wife, as joint tenants with the right of survivorship, and not as tenants in common (hereinafter together referred to as "Grantors") and the **STEVEN A. CALHOUN AND KIMBERLY A. CALHOUN TRUST**, under agreement dated January 18, 2022, Steven A. Calhoun and Kimberly A. Calhoun, Trustees (hereinafter referred to as "Grantee"). Grantee's address is 520 West White Tail Street, Derby, Kansas 67037.

**WITNESSETH**, that Grantors do, by these presents, convey and warrant unto the Grantee, its personal representatives, successors and assigns, all of Grantors' interest in and to the following described real estate situated in the County of Sedgwick and the State of Kansas, to wit:

See attached Exhibit "A"

Subject to easements, restrictions, covenants, and other matters of the public record, if any.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, forever.

Grantors, for themselves, their heirs and assigns, do hereby covenant, promise and agree, to and with Grantee, that they will warrant and forever defend the same unto the Grantee, its successors and assigns, against said Grantors, their heirs, and all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under them, but not otherwise.



IN WITNESS WHEREOF, the said Grantors hereunto set their hands, the day and year first above written.

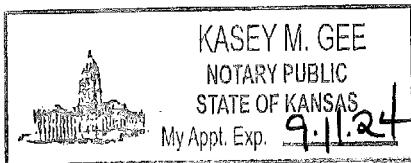
Steven A. Calhoun  
STEVEN A. CALHOUN

Kimberly A. Calhoun  
KIMBERLY A. CALHOUN

ACKNOWLEDGMENT

STATE OF KANSAS            )  
  ) ss:  
COUNTY OF SEDGWICK    )

The foregoing instrument was duly acknowledged before me this 18 day of January, 2022, by STEVEN A. CALHOUN and KIMBERLY A. CALHOUN, who are personally known to me to be the same persons who executed the foregoing Special Warranty Deed, and duly acknowledged the execution of the same, as Grantors.



Notary Public: Kasey M. Gee  
Printed Name: Kasey M. Gee  
My appointment expires: 9-11-2024

(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS OF PROPERTIES**

1. Reserve A, Woodland Valley Addition, Derby, Sedgwick County, Kansas.
2. Part of Lot 1 in the Southwest Quarter (SW/4), part of the Southwest Quarter of the Northwest Quarter (SW/4 NW/4), all in Section 1, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, and Lot 2 and part of Lot 3, in Section 2, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as commencing at the Southeast Corner of Lot 1, in said Section 1, Township 29 South, Range 1 East; thence North along the East line of said Lot, 1980 feet; thence with an angle to the left of  $90^{\circ}53'$ , a distance of 520 feet for a place of beginning; thence continuing West along the last described line 800 feet, more or less, to a point on the West line of said Lot 1; thence South along the West line of said Lot 1, 23 feet, more or less to a point 680.46 feet South of the Southeast corner of Lot 2, in Section 2, Township 29 South, Range 1 East; thence West with an angle to the right of  $90^{\circ}19'$ , a distance of 1000 feet, more or less, to the left bank of the Arkansas River; thence Northwesterly along said left bank to the North line of Lot 2 in said Section 2; thence East along the North line of Lot 2, Section 2, and along the North line of the Southwest Quarter of the Northwest Quarter of Section 1, 2690 feet; more or less, to the Northeast corner of said Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section 1, Township 29 South, Range 1 East; thence South along the East line of said Southwest Quarter of the Northwest Quarter of Section 1, 1257.15 feet, more or less, to a point 2702.59 feet North of the Southeast corner of Lot 1, in said Section 1; thence West with an angle to the right of  $89^{\circ}07'$ , a distance of 701.6 feet; thence Southeasterly 377.35 feet to a point 2335.59 feet North and 520 feet West of the Southeast corner of said Lot 1, in Section 1; thence South parallel with the East line of said Lot 1, in Section 1, 355.59 feet to the place of beginning; EXCEPT that part platted as Woodland Valley Addition, Derby, Sedgwick County, Kansas.
3. A tract in the Northeast Quarter of Section 11, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas described as the North Half of said Northeast Quarter (N/2 NE/4), EXCEPT the West 425 feet thereof, AND EXCEPT that part condemned for floodway in Condemnation Case Number A-29459.



**AUCTION**

# HOME INSPECTION REPORT

## SELLER HAS REMEDIED THE FOLLOWING POST INSPECTION

- ROOF - Full roof replacement
- GARAGE DRYWALL - Damage Repair
- GARAGE - Outlet cover added
- BASEMENT BATH - Bathtub diverter replaced
- DRYER VENT - Cleaned out
- PATIO DOOR - Weather stripping seal replaced
- AIR CONDITIONER - Exterior refrigerant line insulation replaced
- GARAGE SIDE DOOR LOCK - checked



Kevin Howell, Certified Auctioneer  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)

47



# Home Inspection Report



520 W White Tail  
Derby, KS 67037

Prepared for: Kim Calhoun

Prepared by: Central Home Inspections LLC  
P.O. Box 48371  
Wichita, KS 67201



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## Definitions

NOTE: ACCEPTANCE OF THIS REPORT CONSTITUTES ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE PRE-INSPECTION AGREEMENT, WHETHER SIGNED OR NOT. YOU SHOULD READ AND UNDERSTAND THE AGREEMENT BEFORE ACCEPTING THE REPORT. THE AGREEMENT LIMITS OUR LIABILITY. The inspection and report are the property of Central Home Inspections LLC. The fee collected by Central Home Inspections LLC grants permission to the contracted client for its use during the purchase of the property listed. Should the client elect not to purchase this property, this report may not be distributed to, nor used by any other party either directly or indirectly.

Acceptable	The item is functional with no obvious signs of defect.
Needs Attention	The item is no longer functioning as designed, damaged, or in need of repair or attention.
Not Inspected	The item was unable to be inspected because it was either inaccessible, disconnected at time of inspection, due to lack of power, or for safety reasons.

## General Information

### Property Information

Property Address 520 W White Tail  
City Derby State KS Zip 67037

### Client Information

Client Name Kim Calhoun

### Inspection Company

Inspector Name Roger Laughary  
Company Name Central Home Inspections LLC  
Address P.O. Box 48371  
City Wichita State KS Zip 67201  
Phone (316) 550-0933  
Email roger@centralhi.net  
Amount Received 375+35

### Conditions

Others Present Seller Property Occupied No  
Estimated Age Between 30 and 35 Years Entrance Faces East: For descriptive purposes, we will say this house faces east.  
Inspection Date 09/05/2024  
Start Time 12:00pm End Time NST  
Electric On Yes  
Gas/Oil On Yes  
Water On Yes  
Temperature 82  
Weather Sunny Soil Conditions Damp  
Space Below Grade Basement  
Building Type Single family Garage Attached

## Lots and Grounds

NOTE: The inspection of the deck is limited due to the inability to fully view items such as the ledger board, flashings and footings without invasive procedures. Any items that are not fully visible without invasive procedures are not within the scope of this inspection. Also, the purpose of the industry construction standards of decks revolve around safety. If deck repair recommendations are made in this report, for safety purposes, it is always recommended you contact a licensed contractor to repair these items prior to use of the deck.

1. Needs Attention Driveway: Concrete - Driveway has settled in areas, creating trip hazards. Recommend budgeting for repair.

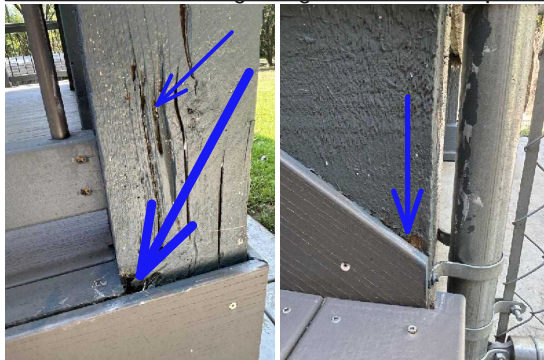
- Common and typical cracking noted.



2. Needs Attention Walks: Concrete - Settling has occurred at the front stoop, creating a trip hazard due to settled rise height. Recommend budgeting for repair.



3. Acceptable Patio: Concrete
4. Needs Attention Deck: Composite Material and Stained Wood - Moisture damage few small areas at posts. Recommend budgeting for future repair.





## Lots and Grounds (Continued)

5. Needs Attention Grading: Flat to negative slope - Overall, the grading is positive surrounding this home. However there are a few small areas around the home that need some attention and are flat to negative. Recommend addition or movement of dirt to promote water drainage away from the foundation. Pictures are a sample.



6. Acceptable Vegetation: Shrubs/Tree  
7. Acceptable Window Wells: Covered

## Exterior Surfaces and Components

Most Sides are Similar Exterior Surface

1. Needs Attention Type: Engineered Wood, Wood and Brick Veneer - Exterior showed moisture damage in a few small areas around the home. Recommend contacting a qualified contractor to evaluate and estimate the cost of repair. Pictures are a sample.



2. Acceptable Entry Doors: Wood  
3. Needs Attention Patio/Deck Doors: Wood - Weather stripping damaged. Recommend replacement to prevent moisture/pest intrusion.



4. Acceptable Exterior Lighting: Surface mount  
5. Acceptable Exterior Electric Outlets: 110 VAC GFCI



## Exterior Surfaces and Components (Continued)

- 6. Acceptable      Hose Bibs: Rotary
- 7. Acceptable      Gas Meter: Directly outside the home
- 8. Acceptable      Main Gas Valve: Located at gas meter

## Roof

### Main Roof Surface

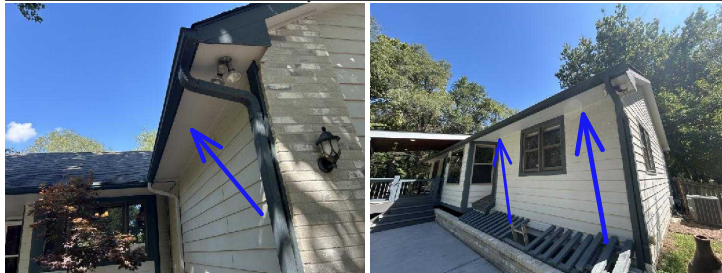
- 1. Method of Inspection: Not Inspected
- 2. Not Inspected      Material: Asphalt shingle - Seller advised the inspector that the roof was in need of replacement and licensed roofing contractors had already evaluated it.

## Attic

NOTE: Due to the type, depth or height clearance, in some cases the attic will not be walked to prevent causing damage to the insulation. This will restrict the inspectors view of the attic.

### Main Attic

- 1. Method of Inspection: In attic
- 2. Acceptable      Roof Framing: Engineered Truss
- 3. Acceptable      Sheathing: Strand board
- 4. Needs Attention      Ventilation: Roof and soffit vents - Inadequate amount of lower intake ventilation was present at time of inspection which is common for the year of the home. Recommend installing more soffit ventilation to promote adequate air flow in the attic and prolong the life of the roof. Contact a qualified contractor to evaluate and estimate the cost of repair.



- 5. Acceptable      Insulation: Loose fill
- 6. Acceptable      Insulation Depth: 12-17"

## Garage/Carport

### Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Functional - The automatic reverse was not tested due to the possibility of causing damage to the door or opener.
5. Needs Attention Electrical: 110 VAC outlets and lighting circuits - Outlet cover plate was missing. It is important to have outlets covered. Recommend properly covering outlets for safety.



6. Needs Attention Walls: Drywall - The interior wall of the garage had an area that was damaged. This compromises the firewall separation to home. Recommend repair for safety purposes.



7. Needs Attention Service Doors: Wood - Water damage was found at exterior door jamb. Door would also not adequately lock. Repair recommended.



8. Acceptable Floor/Foundation: Poured concrete

## Structure

NOTE: See a structural engineer for a more specific evaluation.

- |                      |  |
|----------------------|--|
| 1. <u>Acceptable</u> | Structure Type: <u>Wood frame</u>                                  |
| 2. <u>Acceptable</u> | Foundation: <u>Poured - Common and typical cracking was noted.</u> |
| 3. <u>Acceptable</u> | Bearing Walls: <u>Frame</u>  |
| 4. <u>Acceptable</u> | Joists/Trusses: <u>2x Lumber</u>                                   |

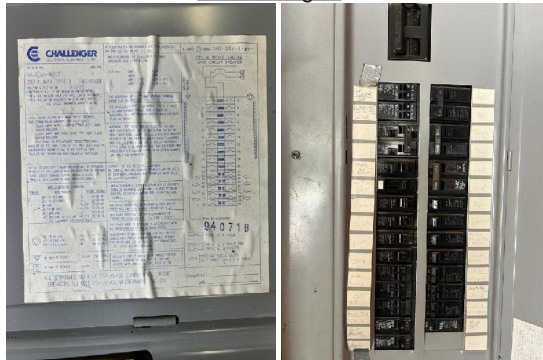
## Electrical

NOTE: It is important to note that the wiring system in older homes will typically not meet current code. The inspection is not designed to, nor can it, report on all of the conditions in an older home which may not meet today's code. If any issues are noted in the report it is important you have a licensed contractor review the home to address these issues and any others he or she finds.

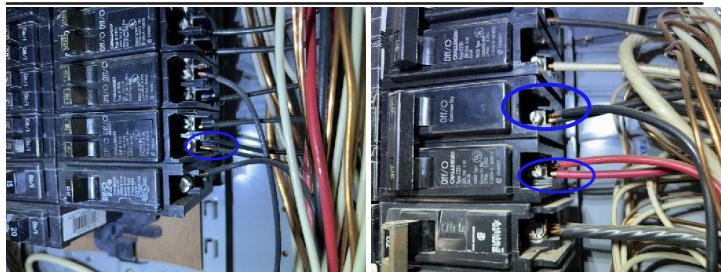
- |                                  |   |
|----------------------------------|---|
| 1. Service Size Amps: <u>200</u> | Volts: <u>110-240 VAC</u>                           |
| 2. <u>Acceptable</u>             | Service: <u>Aluminum</u>                            |
| 3. <u>Acceptable</u>             | 110 VAC Branch Circuits: <u>Copper</u>              |
| 4. <u>Acceptable</u>             | 220 VAC Branch Circuits: <u>Copper and aluminum</u> |
| 5. <u>Acceptable</u>             | Conductor Type: <u>Non-metallic sheathed cable</u>  |
| 6. <u>Acceptable</u>             | Ground: <u>Plumbing and rod in ground</u>           |

Main Electric Panel

- |                      |                                 |
|----------------------|---------------------------------|
| 7. <u>Acceptable</u> | Manufacturer: <u>Challenger</u> |
|----------------------|---------------------------------|



- |                                      |   |
|--------------------------------------|---|
| 8. Maximum Capacity: <u>200 Amps</u> |   |
| 9. <u>Acceptable</u>                 | Main Breaker Size: <u>200 Amps</u>  |
| 10. <u>Needs Attention</u>           | Breakers: <u>Copper and Aluminum Rated - Double tapping was present at breakers. These circuits should to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a licensed electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.</u> |

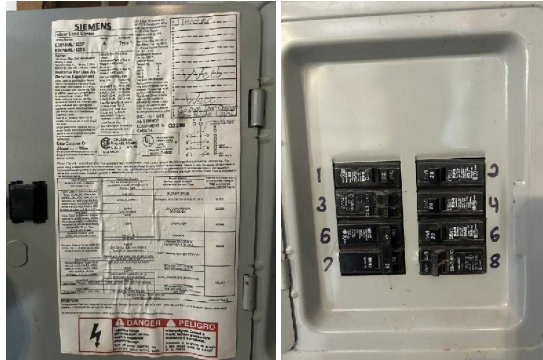


## Electrical (Continued)

Shop - Subpanel Electric Panel

11. Acceptable

Manufacturer: Siemens



12. Maximum Capacity: 100 Amps

13. Acceptable Main Breaker Size: Not listed

14. Acceptable Breakers: Copper and Aluminum Rated

## Plumbing

NOTE: It is not possible to determine the condition of the main waste line without having it cleaned or scoped. Vacant homes are prone to sewer backup and it is recommended that you have this reviewed by a qualified contractor. Approximately 30 gallons of water was pushed through sewer drain lines to verify functional drainage of the public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. The review of private sewage systems is beyond the scope of this inspection and need to be reviewed by the local municipality.

1. Acceptable

Service Line: Plastic

2. Acceptable

Main Water Shutoff: Basement



3. Acceptable

Water Lines: PEX and Copper

4. Acceptable

Vent Pipes: Plastic

5. Acceptable

Gas Service Lines: Black Pipe and CSST

Basement Water Heater

## Plumbing (Continued)

6. Acceptable

Water Heater Operation: Functional at time of inspection



7. Type: Natural gas Capacity: 180,000 BTU

8. Approximate Age: 12-15 years Area Served: Whole building

9. Acceptable Flue Pipe: PVC

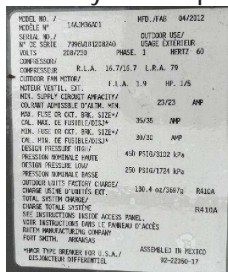
10. Acceptable TPRV and Drain Tube: Copper

## Air Conditioning

Main AC System

1. Acceptable

A/C System Operation: Functional at time of inspection



2. Acceptable Condensate Removal: PVC

3. Acceptable Exterior Unit: Pad mounted

4. Area Served: Whole building Approximate Age: 12-13 years

5. Fuel Type: 220-240 VAC Temperature Differential: 18-20

6. Type: Central A/C Capacity: 3 Ton

7. Acceptable Visible Coil: Aluminum

8. Needs Attention Refrigerant Lines: Appear serviceable - The insulation to the refrigerant suction line was damaged. Repair is recommended for efficiency purposes.



9. Acceptable

Electrical Disconnect: Pull Bar

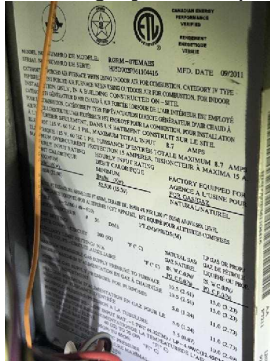


## Heating System

NOTE: Heat exchangers and humidifiers are not within the scope of the home inspection. Determining the heating supply adequacy and distribution balance is also not within the scope of the home inspection.

### Main Heating System

1. Acceptable Heating System Operation: Functional at time of inspection



2. Type: Forced air Capacity: 100,000 BTU  
 3. Area Served: Whole building Approximate Age: 13-14 years  
 4. Fuel Type: Natural gas  
 5. Unable to Inspect: 75%  
 6. Acceptable Blower Fan/Filter: Direct drive with disposable filter

## Fireplace/Wood Stove

NOTE: The view of the flue is limited to the inspectors view from the openings. If you wish to have the flue fully inspected, it is recommended that you contact a licensed CSIA chimney contractor to conduct a level II inspection prior to use of the fireplace. It is always best to have a certified chimney contractor fully evaluate fireplaces.

### 1st Floor Fireplace

1. Acceptable Fireplace Construction: Prefab  
 2. Type: Gas log  
 3. Acceptable Flue/Vent: Metal - Not Fully Visible

## Basement

### Main Basement

1. Acceptable Electrical: 110 VAC outlets and lighting circuits
2. Acceptable HVAC Source: Split system heating and cooling
3. Acceptable Sump Pump: Functioned

## Kitchen

### 1st Floor Kitchen

1. Acceptable Dishwasher: Functioned. NOTE: The review only determined that the pump works as designed and the timer runs through a full cycle. The inspection does not determine the cleaning effectiveness.
2. Acceptable Disposal: Functioned
3. Acceptable Plumbing/Fixtures: Metal fixtures with PVC traps
4. Acceptable Electrical: 110 VAC GFCI
5. Acceptable Ventilator: Functioned
6. Acceptable HVAC Source: Split system heating and cooling

## Bathroom

### All Bathrooms Similar Bathroom

1. Acceptable Electrical: 110 VAC GFCI
  2. Needs Attention Faucets/Traps: Metal Fixtures with PVC Traps - Flex pipe was found at the bathroom sink. This doesn't meet today's standards because this piping encourages clogging. Indication of previous leaking at trap connection. Recommend repair by a licensed plumber.
- Corrosion was found at several sink shutoffs. Recommend replacement to prevent leaking.



## Bathroom (Continued)

3. Needs Attention Tub/Shower/Surround: Fiberglass tub and fiberglass surround - The diverter valve would not fully divert to shower at basement bathroom, leaving water moving through both the shower head and the faucet. This is typically due to deposit buildup. Repair is recommended to function as designed.



4. Acceptable Toilets: Functioned  
5. Acceptable HVAC Source: Split system heating and cooling  
6. Acceptable Ventilation: Electric ventilation fan

## Interior Rooms

NOTE: It is important to note that fogging windows do not always show themselves during the time of the inspection. Condensation collection in the window can come and go depending on the current humidity, temperature and sun location. Because of this, identifying fogging windows can be very difficult and is not part of a home inspection. Any windows that are showing a fogging condition at the time of the inspection will be noted, but others may be missed if not readily apparent at the time of the inspection.

### All Living Spaces Living Space

1. Acceptable Closet: Adequate  
2. Acceptable Ceiling: Texture paint  
3. Acceptable Walls: Paint  
4. Acceptable Floor: Carpet and Hard Surfaces  
5. Acceptable Doors: Hollow wood  
6. Acceptable Windows: Vinyl Casement  
7. Acceptable Electrical: 110 VAC outlets and lighting circuits  
8. Acceptable HVAC Source: Split system heating and cooling  
9. Acceptable Smoke Detector: Present and functional.





## Laundry Room/Area

### Main Laundry Room/Area

- |                      |   |
|----------------------|---|
| 1. <u>Acceptable</u> | Electrical: <u>110 VAC outlets and lighting circuits</u>  |
| 2. <u>Acceptable</u> | Dryer Vent: <u>Available, but not tested for air flow. It is recommended the line be cleaned before you use it for the first time and then clean it a minimum of once per year to help prevent clogging and a fire.</u> |
| 3. <u>Acceptable</u> | Washer Hose Bib: <u>Rotary</u>  |
| 4. <u>Acceptable</u> | Washer Drain: <u>Wall mounted drain</u>   |

## Needs Attention Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Driveway: Concrete - Driveway has settled in areas, creating trip hazards. Recommend budgeting for repair.

Common and typical cracking noted.



2. Walks: Concrete - Settling has occurred at the front stoop, creating a trip hazard due to settled rise height. Recommend budgeting for repair.



3. Deck: Composite Material and Stained Wood - Moisture damage few small areas at posts. Recommend budgeting for future repair.



4. Grading: Flat to negative slope - Overall, the grading is positive surrounding this home. However there are a few small areas around the home that need some attention and are flat to negative. Recommend addition or movement of dirt to promote water drainage away from the foundation. Pictures are a sample.

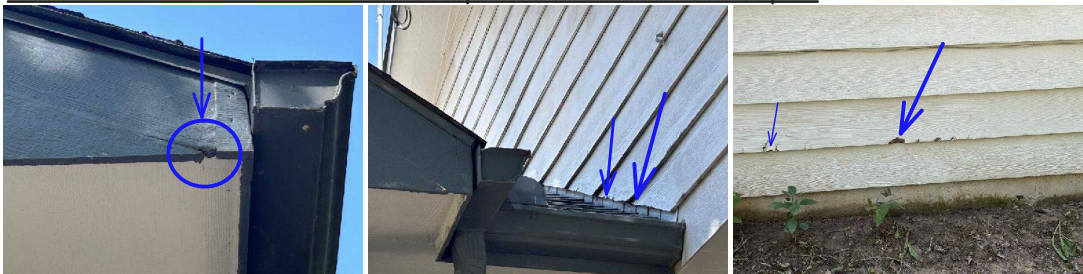
## Lots and Grounds (Continued)

Grading: (continued)



## Exterior Surfaces and Components

5. Most Sides are Similar Exterior Surface Type: Engineered Wood, Wood and Brick Veneer - Exterior showed moisture damage in a few small areas around the home. Recommend contacting a qualified contractor to evaluate and estimate the cost of repair. Pictures are a sample.



6. Patio/Deck Doors: Wood - Weather stripping damaged. Recommend replacement to prevent moisture/pest intrusion.



## Attic

7. Main Attic Ventilation: Roof and soffit vents - Inadequate amount of lower intake ventilation was present at time of inspection which is common for the year of the home. Recommend installing more soffit ventilation to promote adequate air flow in the attic and prolong the life of the roof. Contact a qualified contractor to evaluate and estimate the cost of repair.

## Attic (Continued)

Ventilation: (continued)



## Garage/Carport

8. Attached Garage Electrical: 110 VAC outlets and lighting circuits - Outlet cover plate was missing. It is important to have outlets covered. Recommend properly covering outlets for safety.



9. Attached Garage Walls: Drywall - The interior wall of the garage had an area that was damaged. This compromises the firewall separation to home. Recommend repair for safety purposes.



10. Attached Garage Service Doors: Wood - Water damage was found at exterior door jamb. Door would also not adequately lock. Repair recommended.

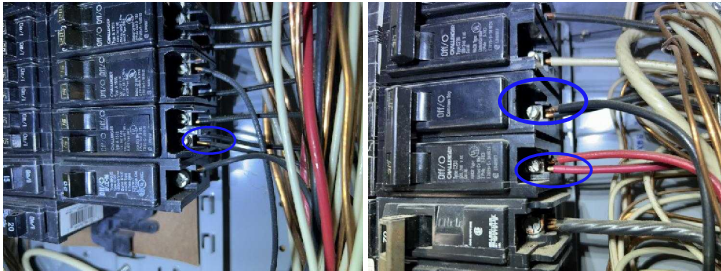




## Needs Attention Summary (Continued)

### Electrical

11. Main Electric Panel Breakers: Copper and Aluminum Rated - Double tapping was present at breakers. These circuits should be moved to their own circuit breaker and cannot share a breaker. It is recommended that a licensed electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.



### Air Conditioning

12. Main AC System Refrigerant Lines: Appear serviceable - The insulation to the refrigerant suction line was damaged. Repair is recommended for efficiency purposes.



### Bathroom

13. All Bathrooms Similar Bathroom Faucets/Traps: Metal Fixtures with PVC Traps - Flex pipe was found at the bathroom sink. This doesn't meet today's standards because this piping encourages clogging. Indication of previous leaking at trap connection. Recommend repair by a licensed plumber.

Corrosion was found at several sink shutoffs. Recommend replacement to prevent leaking.



## Needs Attention Summary (Continued)

14. All Bathrooms Similar Bathroom Tub/Shower/Surround: Fiberglass tub and fiberglass surround - The diverter valve would not fully divert to shower at basement bathroom, leaving water moving through both the shower head and the faucet. This is typically due to deposit buildup. Repair is recommended to function as designed.





## Not Inspected Summary

### Roof

1. Main Roof Surface Material: Asphalt shingle - Seller advised the inspector that the roof was in need of replacement and licensed roofing contractors had already evaluated it.

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2**.

## Section I. General

Inspection Company, Address, & Phone

**Heartland Pest Control, Inc**

**3232 S West St**

**Wichita, KS 67217**

**316-262-2073**

Company's Pest Control Business Lic. No.

**5356**

Date of Inspection

**9/5/2024**

Address of Property Inspected

**520 W Whitetail  
Derby, KS 67037**

File Number:

Inspector's Name, Signature, & Certification, Registration, or Lic. #

**Travis J Thompson**



**16426**

Structure(s) Inspected

**All Structures**

## Section II. Inspection

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or wood destroying insect damage. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☒ **A. No visible evidence of a wood destroying insect infestation was observed.**

☐ **B. Visible evidence of a wood destroying insect infestation was observed as follows:**

☐ 1. Live insects (description and location):

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location):

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

## Section III. Recommendations

☒ No action and/or treatment recommended: (Explain if Box B in Section II is checked)

☐ Recommended action(s) and/or treatment(s) for the control of:

## Section IV. Obstructions & Inaccessible

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement **1, 3, 4, 5, 6, 11, 24,**

☐ Crawlspace

☒ Main Level **1, 3, 4, 6, 9,**

☒ Attic **5, not inspected**

☒ Garage **1, 3, 6, 7,**

☒ Exterior **Brick, 17,**

☒ Porch **12,**

☐ Addition

☒ Other **Morton Bldg-3, 5, 6, 7, 17 at or below grade**

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceilings       | 15. Standing water                     |
| 2. Suspended ceiling    | 16. Dense vegetation                   |
| 3. Fixed wall covering  | 17. Exterior siding                    |
| 4. Floor covering       | 18. Window well covers                 |
| 5. Insulation           | 19. Wood pile                          |
| 6. Cabinets or shelving | 20. Snow                               |
| 7. Stored items         | 21. Unsafe conditions                  |
| 8. Furnishings          | 22. Rigid foam board                   |
| 9. Appliances           | 23. Synthetic stucco                   |
| 10. No access or entry  | 24. Duct work, wiring, and/or plumbing |
| 11. Limited access      | 25. Spray foam insulation              |
| 12. No access beneath   |  |
| 13. Only visual access  |  |
| 14. Cluttered condition |  |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

**Paid through Central Home Inspections**

Attachments

**Signature of Seller(s)** or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X



# Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for Instructions on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

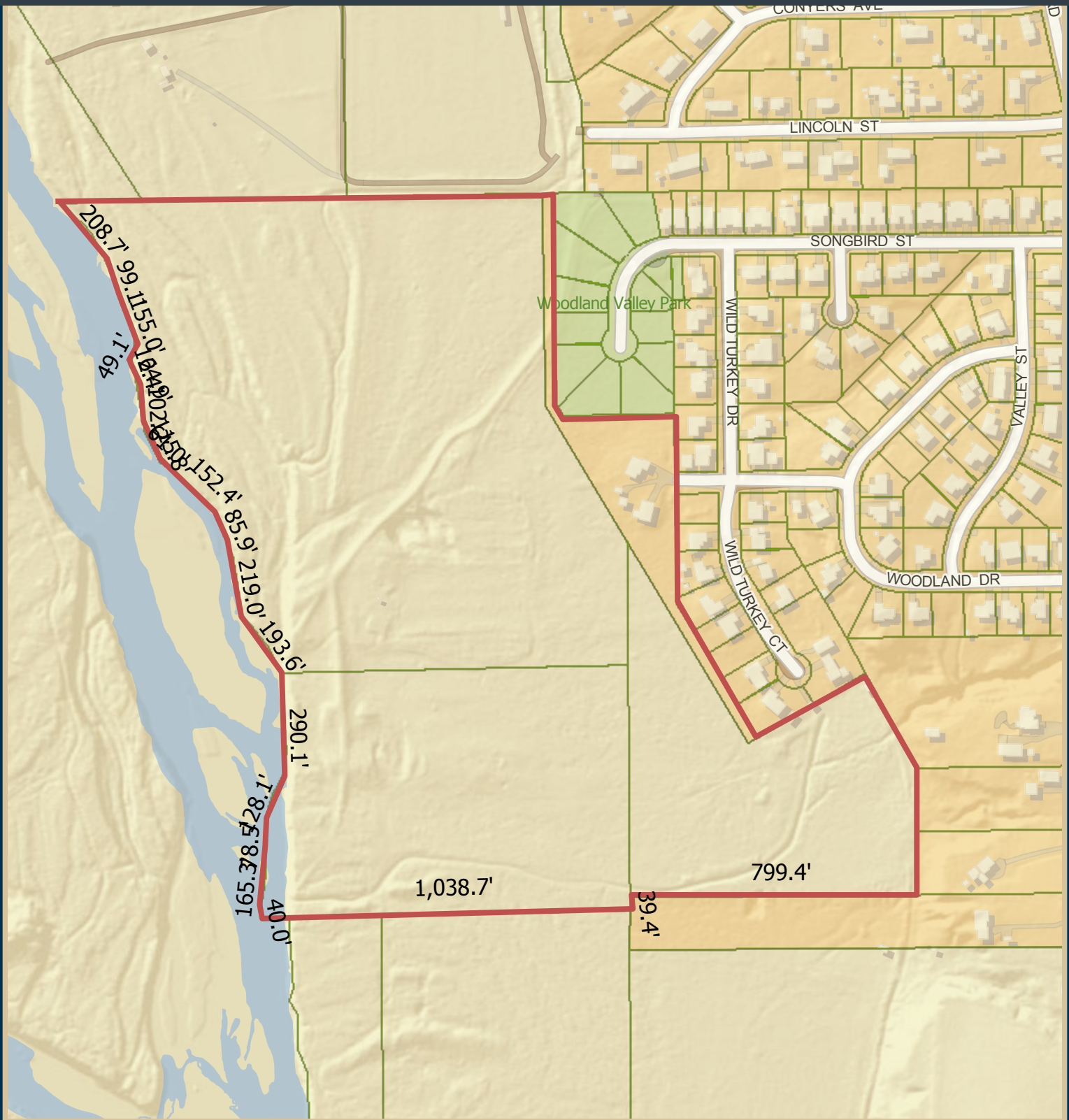
**1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90 day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

**2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective actions should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestations is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company. For other Wood Destroying insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

**3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

**4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

**5. Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



Geographic Information Services  
Sedgwick County...  
working for you

Date: 9/19/2024

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.

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

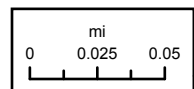
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**Aerical**

**Sedgwick County, Kansas**



1:4,514



"WOODLAND VALLEY ADDITION"  
DERBY, SEDGWICK COUNTY, KANSAS  
(NW 1/4 Sec. 1, T29S, R1E)

This plat of "WOODLAND VALLEY ADDITION", Derby, Sedgwick County, Kansas has been submitted to and approved by the Derby City Planning Commission, Derby, Kansas, and is hereby transmitted to the City Council of the City of Derby, Kansas with the recommendation that such plat be approved as proposed, this 21 day of April, 1983.

DERBY CITY PLANNING COMMISSION

Richard Schaffer, Chairman  
Jeff Jirinec, Secretary

Owners of lands within this subdivision do hereby bind themselves to waive any protest to annexation to the City of Derby.

This plat approved and all dedications shown hereon accepted by the City Council of the City of Derby, Kansas this eight day of August, 1983.

CITY COUNCIL OF DERBY, KANSAS

Don Stork, Mayor  
Gabeva D. Moore, City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas this 21 day of August, 1983.

Jeff Spratt, Chairman  
Donald E. Gragg, Commissioner  
Tom Scott, Commissioner  
Attest: Dorothy K. White, County Clerk

State of Kansas) SS  
Sedgwick County)

This is to certify that this instrument was filed for record in the Register of Deeds Office at 2:30 o'clock P.M. on the 2ND day of SEPTEMBER, 1983.

Bette F. McCut, Register of Deeds  
Bette F. McCut  
Pat Kettler, Deputy  
Pat Kettler

Entered on transfer record this 31<sup>ST</sup> day of AUGUST, 1983.

Dorothy K. White, County Clerk  
Dorothy K. White

State of Kansas) SS  
Sedgwick County)

I, T. L. Daniel, registered land surveyor in said county and state, hereby certify that I have surveyed and platted "WOODLAND VALLEY ADDITION", Derby, Sedgwick County, Kansas and the accompanying plat is a true and correct exhibit of such survey being described as follows:

BEGINNING at an iron pipe found at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 1, Township 29 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas;

Thence with an assumed bearing of South 0°00'00" East on the East line of said Southwest quarter of said Northwest Quarter, for a distance of 1,237.15 feet to a point which is described as 2,702.59 feet North of the Southeast corner of Lot 1 in said Section 1;

Thence with a bearing of South 89°21'00" West on the North line of an unplatted parcel now owned by Roy M. Ellis, at ux, a distance of 700.91 feet, more or less, to an iron pipe found at the Northwest corner of said Ellis property;

Thence with a bearing of South 26°07'00" East on the Westerly line of said Ellis property and into Lot 1, Section 1, a distance of 110.25 feet to a 5/8" rebar driven in;

Thence with a bearing of South 60°00'00" West, a distance of 382.53 feet to a 5/8" rebar driven in;

Thence with a bearing of North 30°00'00" West and into Lot 2 in Section 2 of said Township and Range, for a distance of 1,102.77 feet to a 5/8" rebar driven in;

Thence with a bearing of North 0°00'00" East a distance of 596.39 feet, more or less, to a 5/8" rebar driven in on the intersection with the South line of "SLEEPY HOLLOW FARM ADDITION" extended from the East;

Thence North 89°51'10" East on said South line of said "SLEEPY HOLLOW FARM ADDITION" and the extension of said South line, a distance of 1,335 feet, more or less, to the POINT OF BEGINNING.

6 March, 1982



T. L. Daniel  
T. L. Daniel  
Wichita, Kansas 158489

Know all men by these presents that Intervestco, Inc., the undersigned owner of the land described in the surveyor's certificate has caused the same to be surveyed and platted into blocks, lots, a reserve, and streets to be known as "WOODLAND VALLEY ADDITION", Derby, Sedgwick County, Kansas. Utility easements as shown on the plat are hereby granted for the construction and maintenance of all public utilities. Drainage and utility easements as shown on the plat are hereby granted for drainage purposes and for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from McIntosh Road over and across the East lines of Lot 1, Block A, Block C, and Lot 1, Block E are hereby granted to the appropriate governing body. No building shall be constructed below minimum pad elevation of 1253 which is based on National Geodetic Vertical Datum of 1929 (formerly Mean Sea Level) on lots numbered 15 through 32, Block A and on lots 12 through 26, Block E.

INTERVESTCO, INC.

Roger W. Heitschmidt  
Roger W. Heitschmidt, President  
Wichita, Kansas

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of August, 1983 by Roger W. Heitschmidt, President of Intervestco, Inc., a Kansas corporation, on behalf of the corporation.

R. Anne St. Clair, Notary Public

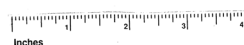
My Commission Expires: Feb 16, 1984

R. ANNE ST. CLAIR  
NOTARY PUBLIC  
STATE OF KANSAS  
My Exp. Expires 2/16/84

3-2 5-33



ELLIS TRACT  
(Unplatted)

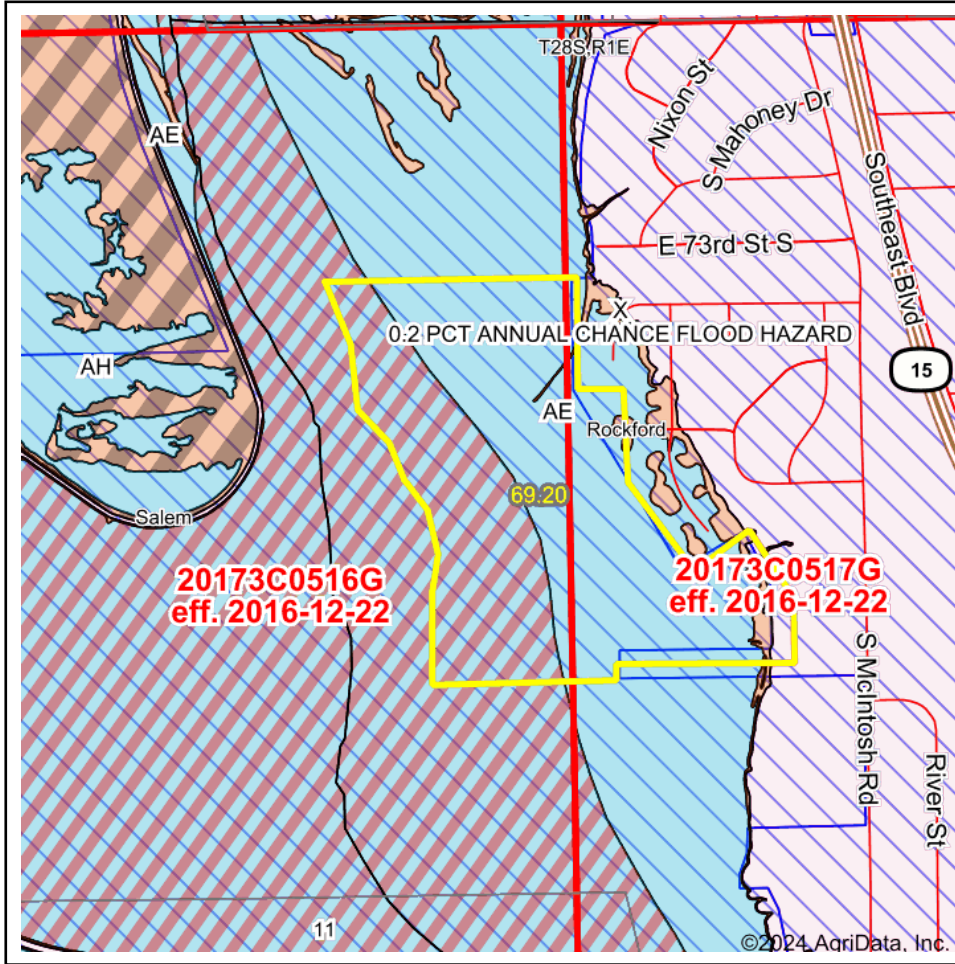


This digital plat record accurately reproduces in all details the original plat filed with the Sedgwick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgwick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature



# FEMA Report



Map Center: 37° 33' 21.04, -97° 16' 57.78  
 State: KS Acres: 69.2  
 County: Sedgwick Date: 9/19/2024  
 Location: 2-29S-1E  
 Township: Rockford



Maps Provided By:



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Name	Number	County	NFIP Participation	Acres	Percent
SEDGWICK COUNTY	200321	Sedgwick	Regular	64.21	92.8%
DERBY, CITY OF	200323	Sedgwick	Regular	4.99	7.2%
<b>Total</b>				69.20	100%

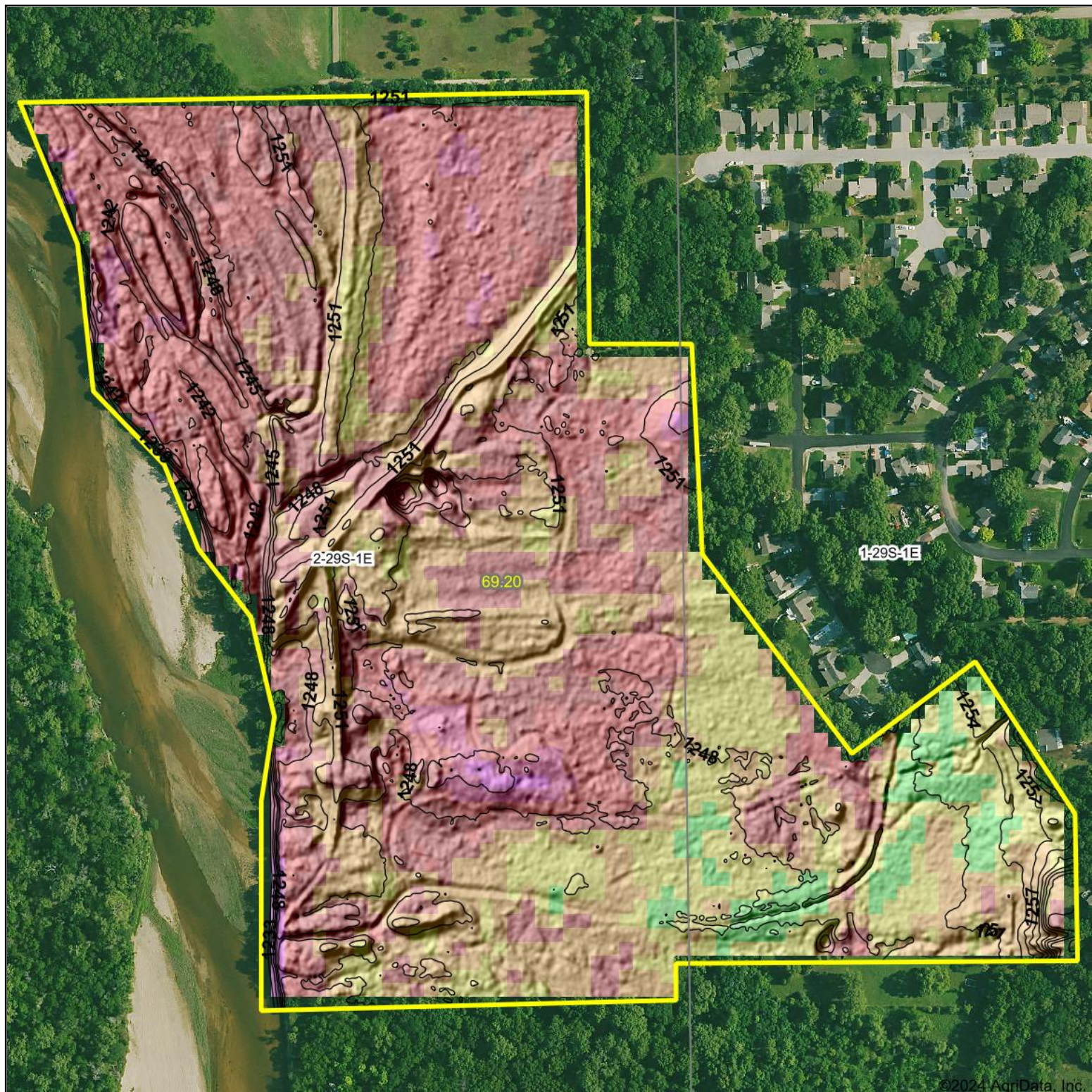
Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
AE		100-year Floodplain	41.21	59.6%
AE	FLOODWAY	100-year Floodplain	25.13	36.3%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	1.6	2.3%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	1.11	1.6%
X	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	500-year floodplain	0.15	0.2%
<b>Total</b>			69.20	100%

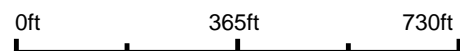
Panel	Effective Date	Acres	Percent
20173C0516G	12/22/2016	45.12	65.2%
20173C0517G	12/22/2016	24.08	34.8%
<b>Total</b>		69.20	100%



# Hillshade Maximum NDVI 2023



Crop:



Maps Provided By:



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\*USDA CropScape

Elevation Min: 1,231.9

Max: 1,279.9

Range: 48.0

Average: 1,248.9

Standard Deviation: 3.71 ft



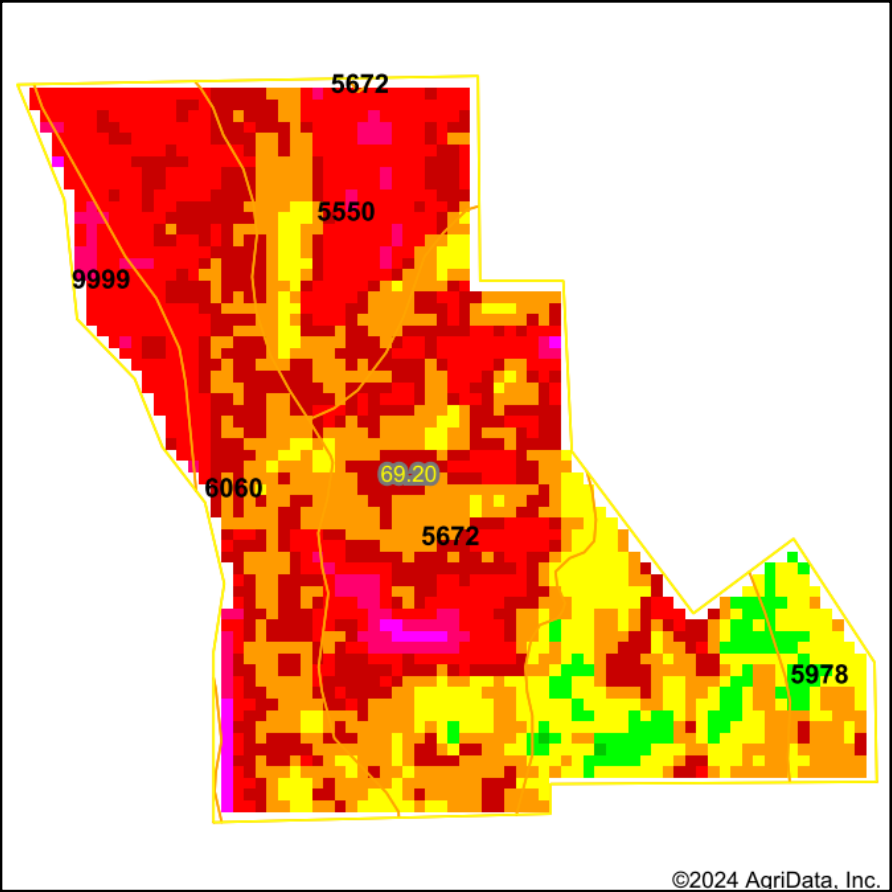
9/19/2024

**2-29S-1E**  
**Sedgwick County**  
**Kansas**

Boundary Center:  
37° 33' 21.12, -97° 16' 53.1



Max NDVI(2023) with Soils



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: **Kansas**  
County: **Sedgwick**  
Location: **2-29S-1E**  
Township: **Rockford**  
Acres: **69.2**  
Date: **9/19/2024**

Crop:

\*USDA CropScape



Maps Provided By:



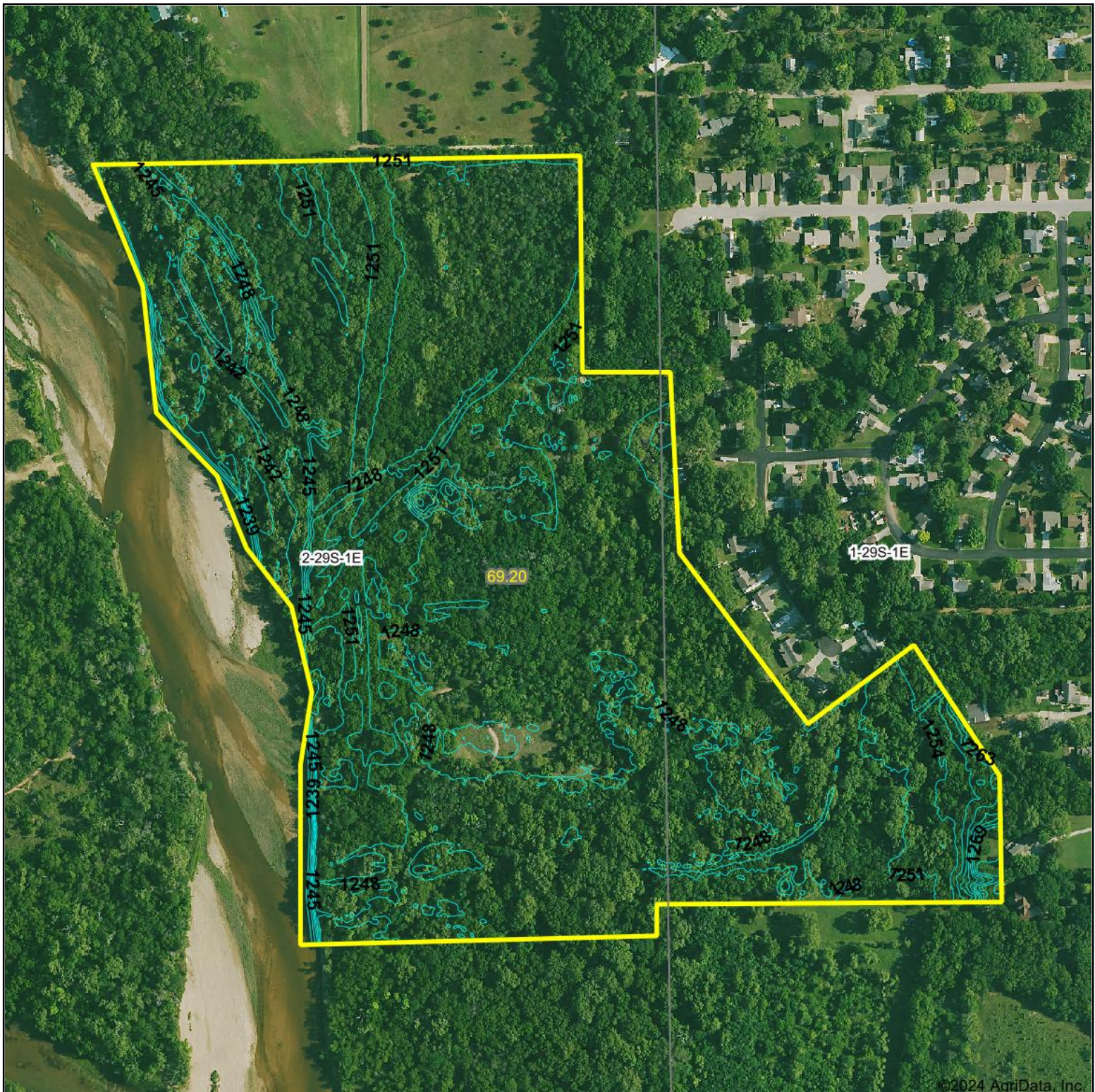
Soils data provided by USDA and NRCS.

Area Symbol: KS173, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2023
5672	Waldeck sandy loam, occasionally flooded	22.39	32.4%	Somewhat poorly drained	Ile	46	63.4
5550	Imano clay loam, occasionally flooded	21.93	31.7%	Somewhat poorly drained	IIIw	52	65.8
6060	Lincoln soils, frequently flooded	17.86	25.8%	Somewhat excessively drained	VIw	23	62.1
5978	Vanoss silt loam, 3 to 7 percent slopes	3.61	5.2%	Well drained	IIle	71	72.3
9999	Water	3.41	4.9%				54.4
Weighted Average					*-	*n 41	

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Topography Contours



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Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,231.9

Max: 1,279.9

Range: 48.0

Average: 1,248.9

Standard Deviation: 3.71 ft

0ft 426ft 851ft



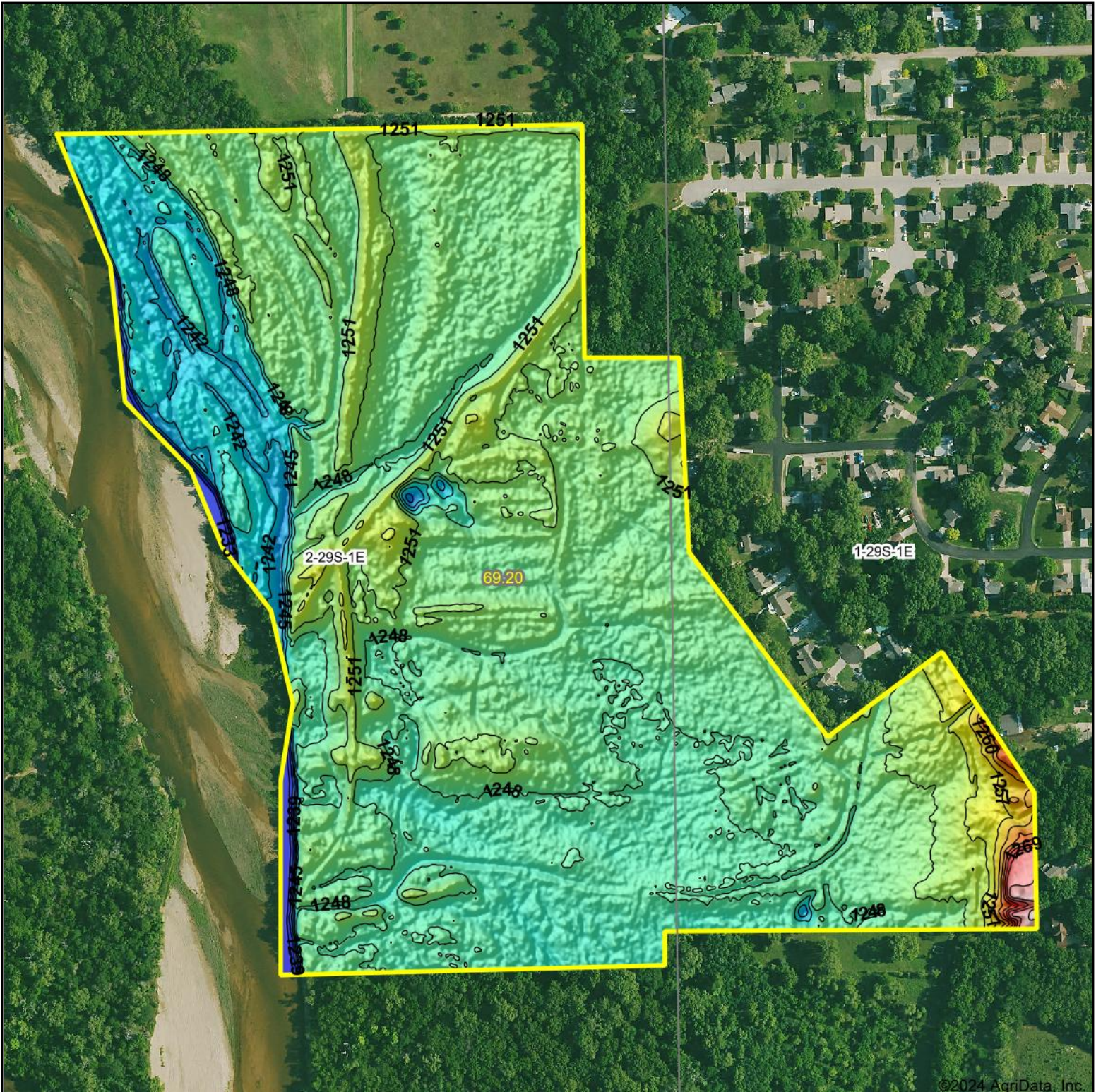
9/19/2024

**2-29S-1E**  
**Sedgwick County**  
**Kansas**

Boundary Center: 37° 33' 21.12, -97° 16' 53.1



# Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem

0ft 395ft 791ft

Interval(ft): 3

Min: 1,231.9

Max: 1,279.9

Range: 48.0

Average: 1,248.9

Standard Deviation: 3.71 ft



**2-29S-1E**  
**Sedgwick County**  
**Kansas**

Boundary Center: 37° 33' 21.12, -97° 16' 53.1



Maps Provided By:

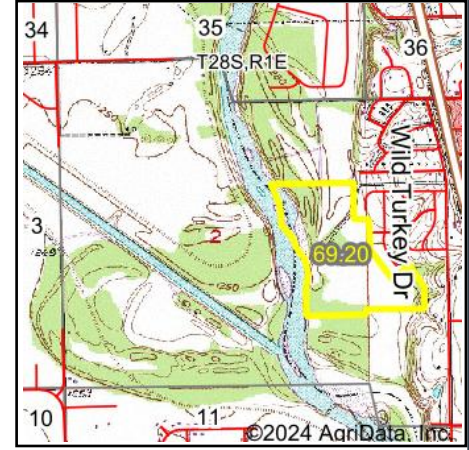
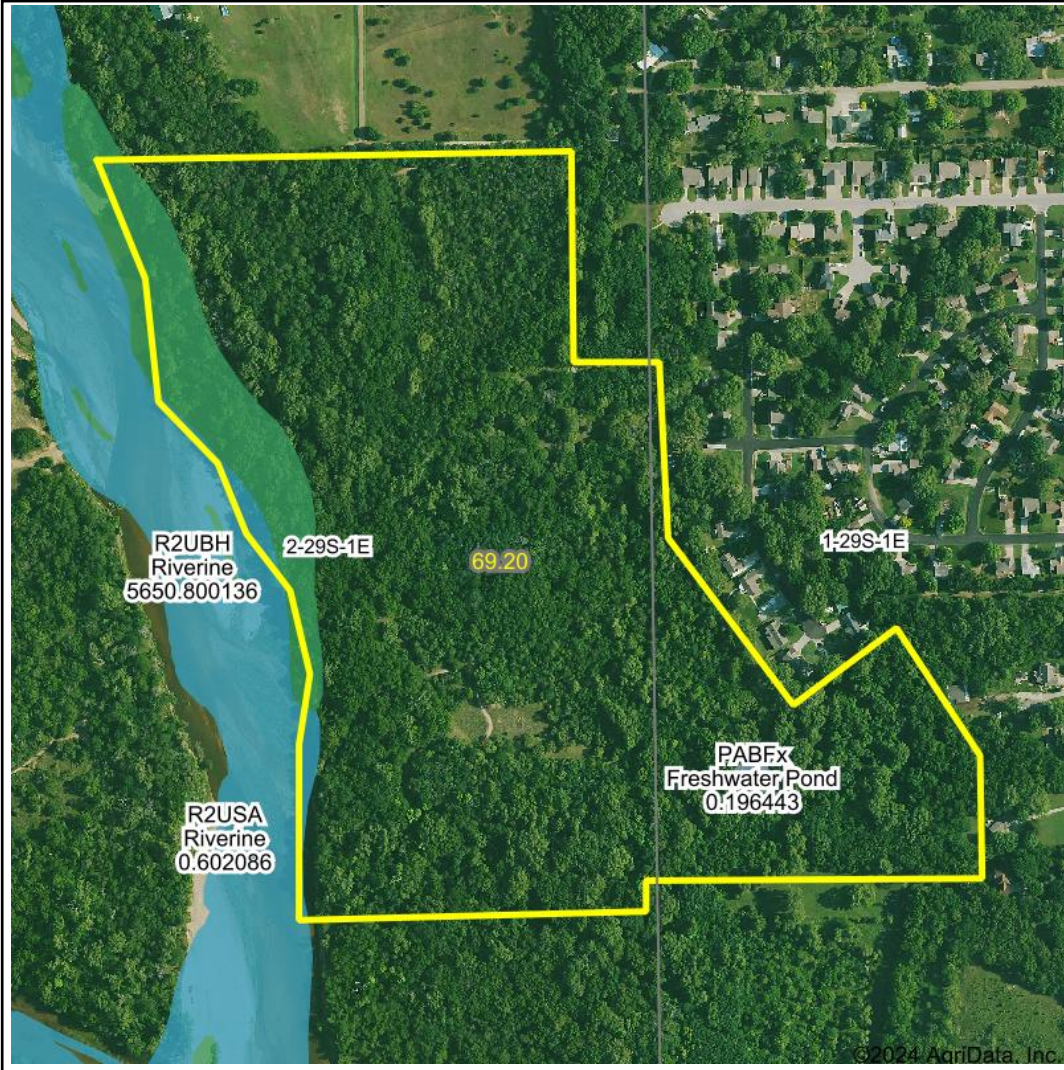


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# Wetlands Map



State: **Kansas**  
 Location: **2-29S-1E**  
 County: **Sedgwick**  
 Township: **Rockford**  
 Date: **9/19/2024**



Maps Provided By:



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0ft 619ft 1238ft

Classification Code	Type	Acres
PSSA	Freshwater Forested/Shrub Wetland	4.92
R2UBH	Riverine	0.83
PABFx	Freshwater Pond	0.20
		Total Acres
		5.95

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>