

# WEIGAND

AUCTION

# PROPERTY INFORMATION

3109 & 3111 E. Douglas Ave.



## BUILDING SF

4,425± SF

## SITE SIZE

37,606± SF

## ZONING

General Commercial  
General Office

## YEAR BUILT

1945

## ABOUT THE LOCATION

Weigand Auction is proud to present this wellknown Wichita property for auction. For more than 30 years, the building has been home to Margarita's Cantina, a popular restaurant and gathering place along East Douglas near historic College Hill. This property offers excellent visibility and convenient access to Kellogg/US 54 Hwy., Wesley Medical Center, and downtown Wichita.

## QUICK TERMS

- Absolute Auction
- 10% Buyer's Premium added to high bid
- Broker Participation available (contact auction company)
- Earnest Money: 10% (30-day closing) due within 24 hour
- Closing: On or before 30 days



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



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Boundary







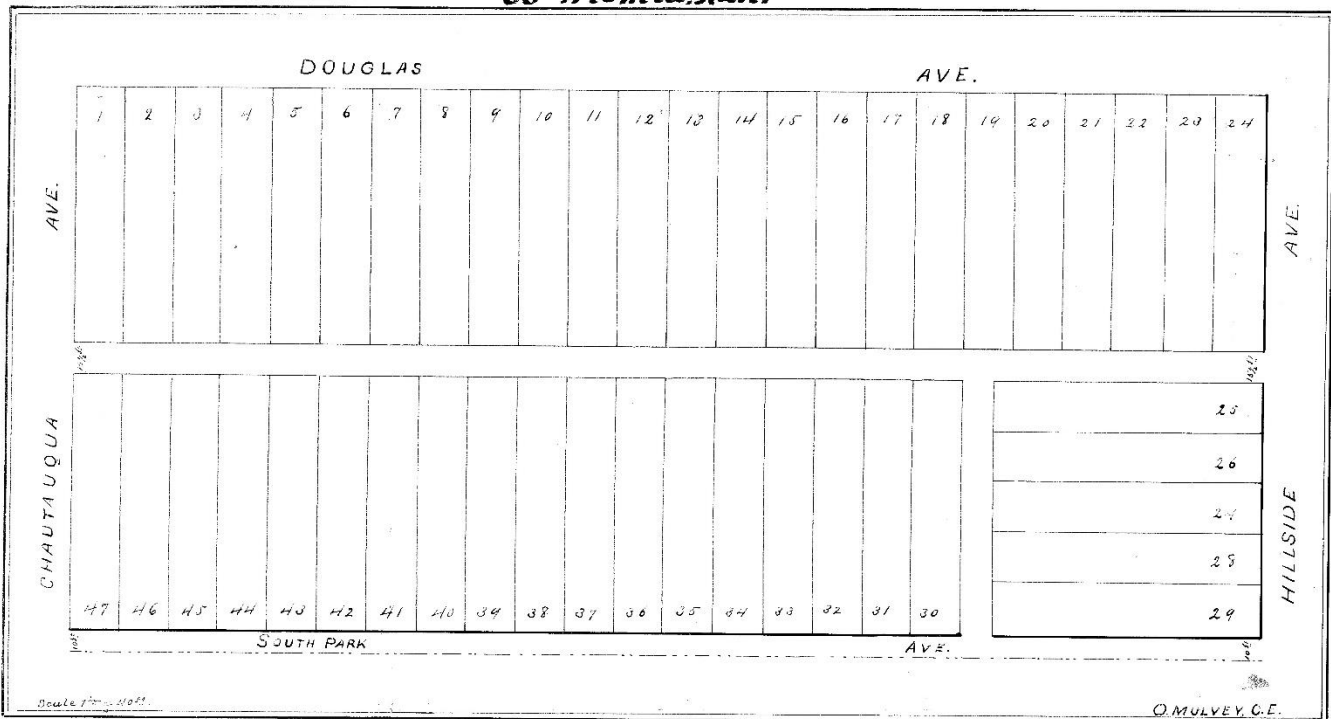
RI-B-1

# Supplemental Plat

of  
**Rittenhouse's Subdivision**  
of  
**Lots 1 & 2, Block 1, Richland 2<sup>nd</sup> Addition**  
To **Wichita, Kan.**

**Explanations.**

All lots fronting on Douglas Avenue and on both Park Avenue are 25' by 125' ft. lots fronting on Hillside Avenue are 25' by 125' ft. lot 29 which is 28' by 125' ft. Street and alley are indicated by figures on plat.



July 30, 1907  
to Richland 2<sup>nd</sup> Addition  
Wichita, Kansas

I, O. Mulvey, City Engineer, do hereby certify that I have plotted the Supplemental Plat of Rittenhouse's Subdivision of Lots 1 & 2 in Block 1 of Richland 2<sup>nd</sup> Addition to the City of Wichita, Kansas and that the accompanying map is a correct exhibit of the same as plotted.

O. Mulvey  
City Engineer.

State of Illinois } ss. Be it remembered that on this 1<sup>st</sup> day of February 1887 before me a Notary Public in and for Alexander County, Illinois came Wood Rittenhouse and Laura J. Rittenhouse, to me personally known to be the same persons who signed the foregoing instrument of writing on the 17<sup>th</sup> day of February 1887, and acknowledged the same to be their voluntary acts and deeds.

My commission expires August 2<sup>nd</sup> 1890.  
Notary Public

State of Massachusetts } ss. Be it remembered that on this 12<sup>th</sup> day of February 1887 before me a Notary Public in and for this Commonwealth, Massachusetts came through B. Marsh, a single person to me personally known to be the same person who signed the foregoing instrument of writing on the 10<sup>th</sup> day of February 1887, and acknowledged the same to be his voluntary act and deed.

My commission expires March 11, 1888.  
Notary Public

State of Kansas } ss. Know all men by these presents that said Wood Rittenhouse and Laura J. Rittenhouse, his wife, wife of Rittenhouse, do hereby certify that R. C. Moore and S. C. B. Moore, his wife, Charles E. Marsh and Frank B. Marsh, being persons, have caused the land described in the above survey to be plotted into lots and alleys, to be known as Supplemental Plat of Rittenhouse's Subdivision of Lots 1 & 2, Block 1 in Richland 2<sup>nd</sup> Addition to the City of Wichita, Kansas. The street and alleys are hereby dedicated to and for the use of the public and shall be under the control of the City of Wichita.

Wichita, Kansas  
O. Mulvey, City Engineer  
Charles E. Marsh  
Frank B. Marsh  
Laura J. Rittenhouse  
Wood Rittenhouse  
Joseph E. Marsh  
Charles E. Marsh

State of Indiana } ss. Be it remembered that on this 10<sup>th</sup> day of February 1887 before me a Notary Public in and for this County, Indiana came Wood Rittenhouse and Laura J. Rittenhouse, to me personally known to be the same persons who signed the foregoing instrument of writing on the 10<sup>th</sup> day of February 1887, and acknowledged the same to be their voluntary acts and deeds.

My commission expires Nov. 24, 1888.  
Notary Public

State of Kansas } ss. Be it remembered that on this 23<sup>rd</sup> day of February 1887 before me a Notary Public in and for this State, Kansas came Charles E. Marsh and Frank B. Marsh, to me personally known to be the same persons who signed the foregoing instrument of writing on the 23<sup>rd</sup> day of February 1887, and acknowledged the same to be their voluntary acts and deeds.

My commission expires May 12, 1888.  
Notary Public

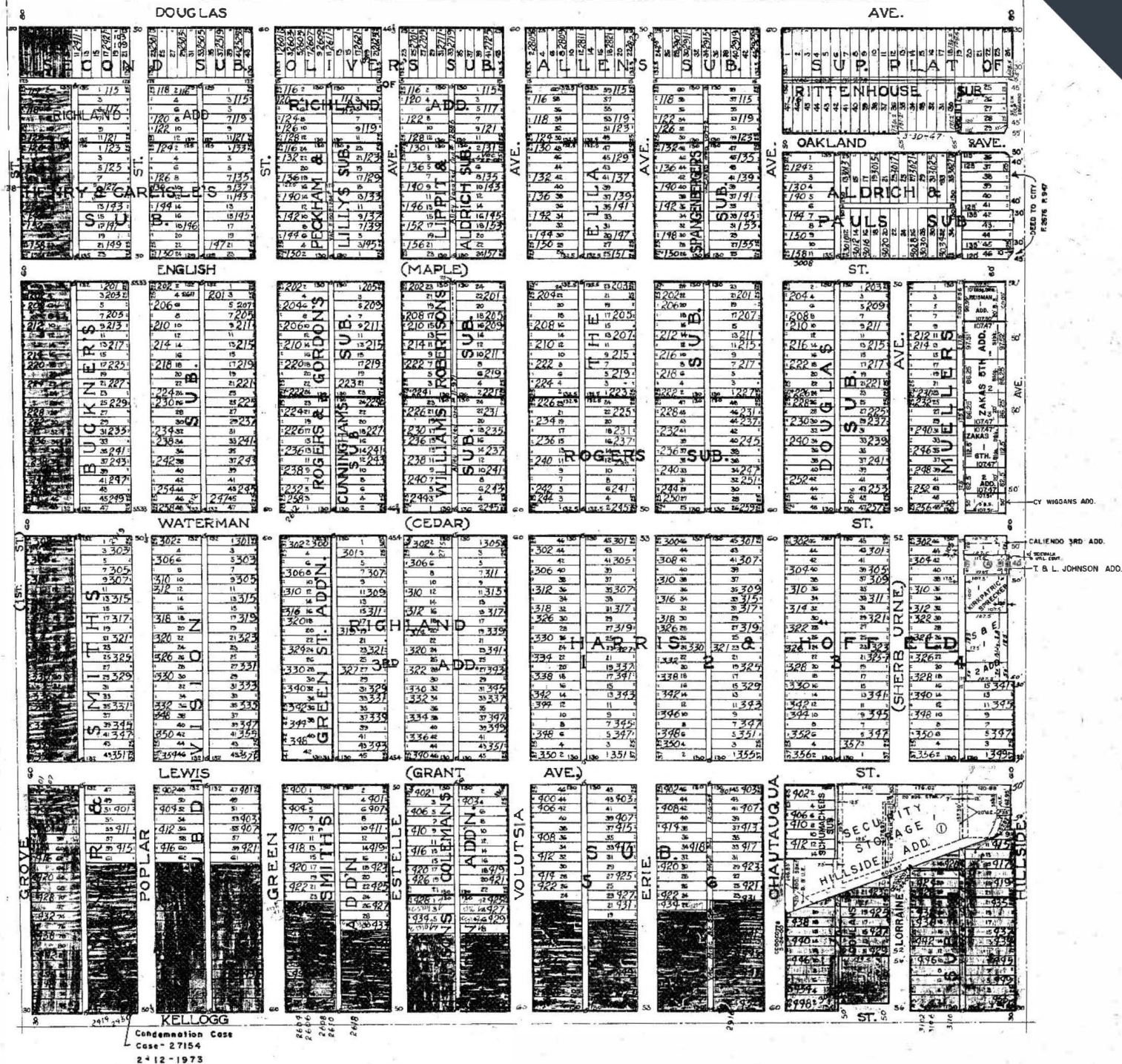


This digital plat record accurately reproduces in all details the original plat filed with the Sedgewick County Register of Deeds. Digitized under the supervision of Register of Deeds Bill Meek by Sedgewick County Geographic Information Systems.

Bill Meek, Register of Deeds  
Digitized rendition of original signature

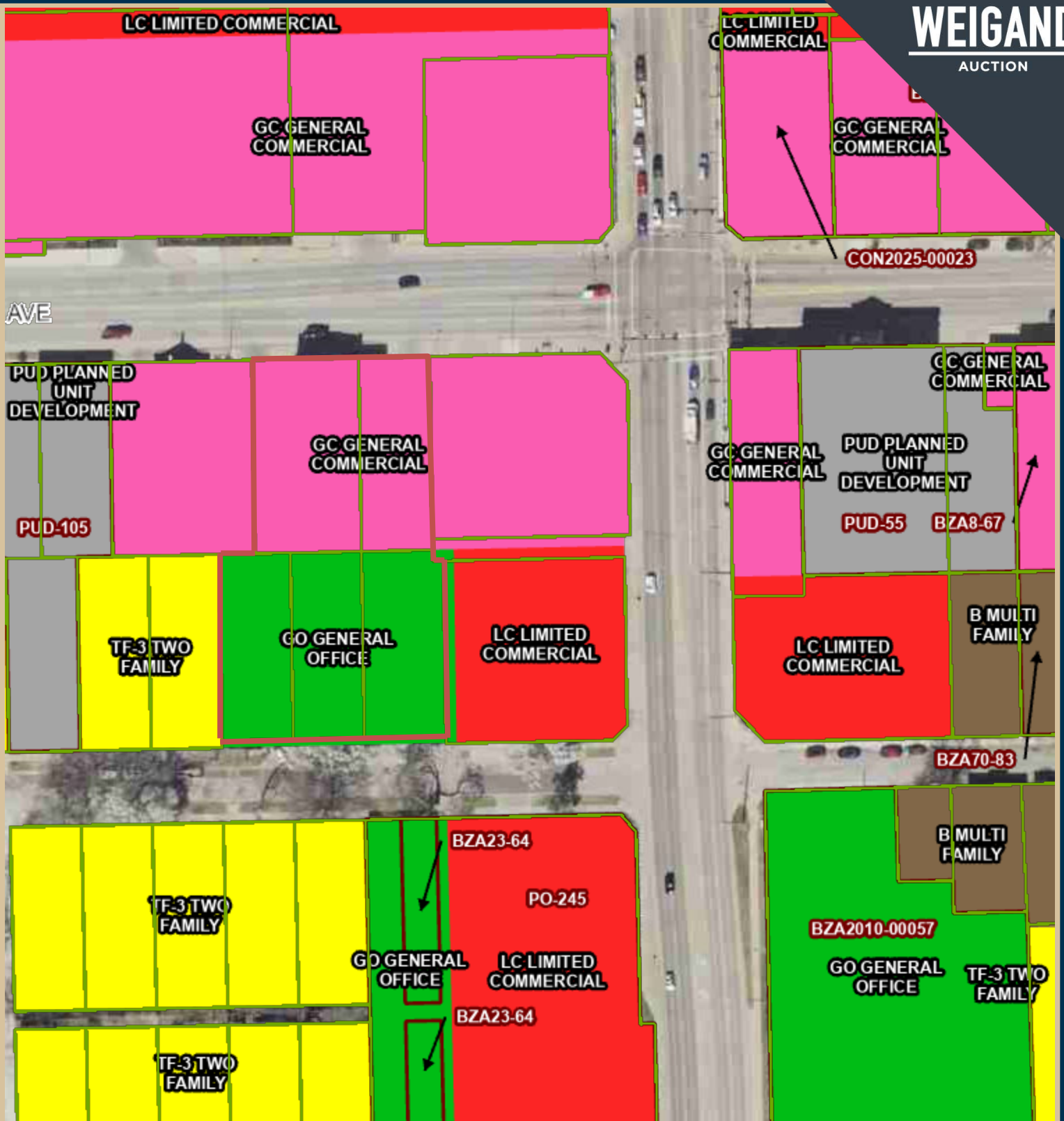


**S.E.¼ SEC.22, TWP.27,R.1 E.**



SEDGWICK COUNTY CLERK





Geographic Information Services  
Sedgwick County...  
working for you

Date: 9/24/2025

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.

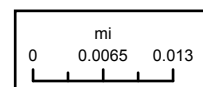
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## Zoning

Sedgwick County, Kansas



1:1,128



STATE OF KANSAS  
SEDGWICK COUNTY  
FILED FOR RECORD AT  
JUL 13 1967  
11203  
RUFUS E. DEERING  
CLERK OF DISTRICT COURT

MISC  
603 PAGE 74

EASEMENT

THIS EASEMENT, made this 14<sup>th</sup> day of June, 1967, by and between W. L. HARTMAN, a widower, THE FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA, as Trustee of the Lois B. Hartman Trust Estate, and KEITH ROBERTS and FRANCES ROBERTS, husband and wife, of the First Part and the CITY OF WICHITA of the Second Part.

WITNESSETH: That the said First Parties in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said Second Party a perpetual right of way and easement for the purpose of constructing, maintaining and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to-wit:

The North-South alley lying between Lot 30 and Lots 25, 26, 27, 28 and 29 in Supplemental Plat of Rittenhouse Subdivision of Lots 1 and 2, Block 1-Richmond Second Addition, Wichita, Kansas, and that portion of the East-West alley lying between Lots 13, 14, 15 and 16 and Lots 32, 33, 34 and 35 in said addition, Wichita, Sedgwick County, Kansas

And said Second Party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF, the said First Parties have signed these presents the day and year first above written.

ATTEST:

ASSISTANT CASHIER Cashier  
Marvin Seitz  
(Seal)

W. L. Hartman  
W. L. HARTMAN, Individually and as  
Trustee of the Lois B. Hartman Trust Estate

THE FOURTH NATIONAL BANK AND TRUST  
COMPANY, WICHITA, as Trustee of the  
Lois B. Hartman Trust Estate

By E. H. Loveless  
Vice President and Trust Officer  
E. H. Loveless

Keith Roberts  
KEITH ROBERTS

Frances Roberts  
FRANCES ROBERTS

City Clerk  
Room 104 - city clerk -



STATE OF KANSAS }  
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 13<sup>th</sup> day of June, 1967, before me, a Notary Public in and for said County and State, came W. L. HARTMAN, a widower, who is to me personally known to be the same person who executed the foregoing Easement, and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.



Berenice Kooker  
Berenice Kooker Notary Public

My commission expires:

Jan 12, 1968

STATE OF KANSAS }  
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 15<sup>th</sup> day of June, 1967, before me, a Notary Public in and for said County and State, came Lois B. Hartman, Vice President and Trust Officer of THE FOURTH NATIONAL BANK AND TRUST COMPANY, WICHITA, Trustee of the Lois B. Hartman Trust Estate, who is to me personally known to be the same person who executed the foregoing Easement as such Vice President and Trust Officer of said Bank, as Trustee, and duly acknowledged the execution of the same as the Vice President and Trust Officer and on behalf of said Bank as such Trustee of the Lois B. Hartman Trust Estate.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.



Marcia McKee  
Marcia McKee Notary Public

My commission expires:

August 21, 1970

STATE OF KANSAS }  
SEDGWICK COUNTY } ss.

BE IT REMEMBERED, that on this 13<sup>th</sup> day of June, 1967, before me, a Notary Public in and for said County and State came KEITH ROBERTS and FRANCES ROBERTS, husband and wife, who are to me personally known to be the same persons who executed the foregoing Easement, and said persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.



Catherine Blaes  
Catherine Blaes Notary Public

My commission expires:

Aug 8, 1968

STATE OF KANSAS  
SS  
SEDGWICK COUNTY

BE IT REMEMBERED that on this 13th day of June, 1967, before me, a notary public, in and for said County and State, came W. L. HARTMAN, Trustee of the Lois B. Hartman Trust Estate, who is to me personally known to be the same person who executed the foregoing Easement as such Trustee and duly acknowledged the execution of the same as such trustee of the Lois B. Hartman Trust Estate.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal the day and year last above written.

My Commission Expires:

July 9, 1968

Constance Saladin  
Constance Saladin Notary Public



## GRANT OF JOINT ACCESS EASEMENTS

STATE OF KANSAS } 99  
SEDGWICK COUNTY }

JUN 8 12 27 PM '99

BILL MECK  
REGISTER OF DEEDS

WHEREAS, the undersigned is the owner of the real property hereinafter described:

Lots 10, 11, 12, 13, 14, 15, 16, 17 and 18 on Douglas Avenue and the north one-half of the vacated alley adjoining the lots on the south; and Lots 30, 31, 32, 33, 34 and 35 on South Park, now Oakland Avenue, except the south five (5) feet of said lots for street. Together with the south one-half of the vacated alley adjoining said lots on the north. Together with the west one-half of the vacated alley adjoining Lot 30 on the east, all being in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2<sup>nd</sup> Addition to Wichita, Sedgewick County, Kansas.

AND

WHEREAS, it is determined that it is in the best interests of the parties and their successors and assigns that certain common easements as hereinafter described be established and conveyed for the use and benefit of all the parties hereto, their successors, assigns and licensees.

NOW, THEREFORE, be it known that the undersigned does hereby grant and convey for itself, its successors, grantees, licensees and assigns in interest, the right to use for ingress and egress the joint access easements as are hereinafter set forth.

Joint access easement over and across Lot 13, for ingress and egress to Douglas Avenue and the vacated alley adjoining Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 30, 31, 32, 33, 34 and 35 in the above described Addition.

Joint access easement over and across Lot 30, for ingress and egress to Oakland Avenue and the vacated alley adjoining Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 30, 31, 32, 33, 34 and 35 in the above described Addition.

It is agreed by and between the parties hereto that such easements shall be perpetual easements until and unless amended, revoked or released by all of the parties in interest or their successors and assigns in interest.

It is further contracted and covenanted that such easements shall be for driveway, ingress and egress purposes and such easements shall not be used for parking purposes or utilized in any manner so as to impede or inconvenience the use of such easements for the purposes herein set forth.

In testimony whereof the undersigned has set their hands this 3rd day of June, 1999.



*Linda Standlee*  
DEPUTY

UPTOWN PROPERTIES, PARTNERSHIP

*Marie D. Feil*  
Marie D. Feil, Partner

*Donald J. Feil*  
Donald J. Feil, Partner

8008

ma9-4104

mt

STATE OF KANSAS )  
 ) ss.  
 SEDGWICK COUNTY )

BE IT REMEMBERED, that on this 30 day of JUNE, 1999, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Merle D. Feil and Donald J. Feil, Partners in Uptown Properties, a Kansas General Partnership, personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

*Diana L Bower*  
 Notary Public

(My commission expires: 5-1-2000)





1801080 4-88

JUN 929 PAGE 0480

STATE OF KANSAS } ss  
SEDGWICK COUNTY }

JUN 8 12 27 PM '99

## PARKING AND MAINTENANCE AGREEMENT

BILL MECK  
REGISTER OF DEEDS

THIS AGREEMENT FOR PARKING AND MAINTENANCE ("Agreement") is made and entered into this 3<sup>rd</sup> day of June 1999 by and between UPTOWN PROPERTIES, a Kansas General Partnership ("Uptown") and Lelo Leasing, Inc., a Kansas Corporation ("Lelo").

WHEREAS, Uptown is the owner of Lots 14, 15, 16, 17 and 18 on Douglas Avenue and the north one-half of the vacated alley adjoining the lots on the south and Lots 30, 31, 32, 33, 34 and 35 on South Park, now Oakland Avenue, except the south five (5) feet of said lots for street. Together with the south one-half of the vacated alley adjoining said lots on the north. Together with the west one-half of the vacated alley adjoining Lot 30 on the east, all being in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2<sup>nd</sup> Addition to Wichita, Sedgwick County, Kansas.

WHEREAS, Lelo is the owner of Lots 10, 11, 12 and 13 on Douglas Avenue and the north one-half of the vacated alley adjoining the lots on the south in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2<sup>nd</sup> Addition to Wichita, Sedgwick County, Kansas.

NOW, THEREFORE, for good and valuable consideration, the parties hereto agree as follows:

1. Uptown hereby grants to Lelo, as grantee, for the benefit of Lelo and its respective, tenants, invitees and licensees of any such tenants a nonexclusive, perpetual right to park vehicles on the existing parking lots owned by Uptown.
2. Lelo hereby grants to Uptown, as grantee, for the benefit of Uptown and its respective, tenants, invitees and licensees of any such tenants a non-exclusive, perpetual right to park vehicles on the existing parking lots owned by Lelo.
3. It is the intent of both Lelo and Uptown by these presents to create a "common parking lot" for the benefit of each of them, their respective customers, tenants, invitees and licensees. The "common parking lot" is non-exclusive and is subject to the other non-exclusive rights thereto of both parties and present and future Lessees or their assigns. Both parties shall require their Lessees, both present and future, of their respective properties to require the employees of said Lessees to park their cars off the premises. Failure of the Lessees of both parties to enforce this requirement shall subject the cars in violation to be ticketed by Lelo, Uptown and/or their respective Lessees pursuant to city ordinances.
4. Uptown and Lelo agree to share the burden and payment of taxes when due on Lots 30, 31, 32, 33, 34 and 35 of the above described Addition to Wichita, Sedgwick County, Kansas as mutual consideration for the joint and reciprocal non-exclusive right to share the "common parking lot". The proportionate share to be allocated and paid by Uptown shall be in the amount of two-thirds (2/3) of the total tax of any nature whatsoever imposed by any governmental agency with jurisdiction to levy taxes on real property. The balance of one-third (1/3) shall be paid by Lelo as its proportionate share.
5. Uptown and Lelo agree to share the burden and payment of the cost of maintenance of the "common parking lot" as mutual consideration for the joint and reciprocal non-exclusive right to share the "common parking lot". The proportionate share to be allocated and paid by each party shall be the same as set out in paragraph 4 above. Maintenance shall consist of cleaning, snow removal, repair of cracks and pot holds, striping and parking blocks, re-

1

10.00 8c

MA9-4104

Mf



Original  
 Deputy

capping or replacement of the asphalt surfaced parking areas. Inspection of the asphalt surface shall be made at a minimum annually in the month April to determine the need for preventative maintenance.

6. The provisions of this Agreement shall run with the land and shall be binding upon Uptown and Lelo and every successor owner of the property. Uptown and Lelo agree they will not enter into any agreements or perform any acts which will materially diminish the estate created hereby or unreasonably restrict the movement of traffic between the Uptown Property and the Lelo Property; provided nothing herein shall preclude either parties' construction, installation, maintenance, repairs, reallocations, repaving, and replacements to entrances, drives, parking, roadways, parking areas, water drain systems or structures, gas, electrical, sewer or other utility mains, lines or conduits, though the same temporarily interferes with the use and enjoyment of the "common parking lot" granted hereby. The undertakings of the parties herein, however, shall be binding upon the parties only so long as each owns their respective property. At such time as either party shall have divested itself of its ownership therein, then, and in that event, all the obligations of the parties shall be those of the then-owner of the respective property and neither of the parties to this Agreement shall have any further liability or obligation arising therefrom, except to the extent such obligations exist up to the date either divests or conveys its interest therein.

THIS AGREEMENT is dated as of the day and year first above written.

UPTOWN PROPERTIES, Partnership

*Merle D. Feil*  
Merle D. Feil, Partner

*Donald J. Feil*  
Donald J. Feil, Partner

LELO, INC.

*Gary G. Cocking*  
Gary G. Cocking, President

BE IT REMEMBERED That on this 3<sup>rd</sup> day of June 1999, before me, the undersigned, a Notary Public within the County and State aforesaid, came Merle D. Feil and Donald J. Feil, the only partners of Uptown Properties, a Kansas General Partnership and who are personally known by me to be such partners and to be the same persons who executed as such the foregoing instrument of writing on behalf of the Partnership, and who duly acknowledged the execution of the same to be for the uses and purposes therein set forth.

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

*Diana L. Bower*  
Notary Public

My commission expires:





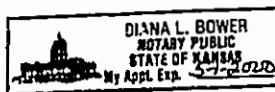
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

BE IT REMEMBERED That on this 9<sup>th</sup> day of June 1999, before me, the undersigned, a Notary Public within the State and County aforesaid, came Gary G. Cocking, President of Lelo Leasing, Inc., a Kansas Corporation and who is personally known by me to be such officer and to be the same person who executed as such officer the foregoing instrument of writing on behalf of the corporation, for the uses and purposes therein set forth.

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

Diana L Bower  
Notary Public

My commission expires:



## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6861/-97.2998

3109 E Douglas Ave Wichita, KS 67211	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	14,082	111,852	236,888
2030 Projected Population	14,112	112,049	236,359
2020 Census Population	13,716	103,788	227,697
2010 Census Population	14,124	105,430	230,729
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	-	0.4%	0.2%
<b>Households</b>			
2025 Estimated Households	6,178	46,424	99,343
2030 Projected Households	6,301	47,467	100,915
2020 Census Households	5,869	42,494	94,157
2010 Census Households	5,923	42,807	94,197
Projected Annual Growth 2025 to 2030	0.4%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.4%
<b>Age</b>			
2025 Est. Population Under 10 Years	13.1%	12.7%	12.7%
2025 Est. Population 10 to 19 Years	13.1%	14.5%	14.0%
2025 Est. Population 20 to 29 Years	15.9%	17.4%	17.6%
2025 Est. Population 30 to 44 Years	22.4%	21.3%	20.5%
2025 Est. Population 45 to 59 Years	16.4%	15.9%	15.7%
2025 Est. Population 60 to 74 Years	14.5%	13.5%	14.0%
2025 Est. Population 75 Years or Over	4.6%	4.7%	5.5%
2025 Est. Median Age	34.1	33.1	33.6
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	50.2%	52.4%	51.4%
2025 Est. Female Population	49.8%	47.6%	48.6%
2025 Est. Never Married	40.4%	42.4%	40.9%
2025 Est. Now Married	38.3%	32.3%	35.2%
2025 Est. Separated or Divorced	17.2%	20.1%	18.6%
2025 Est. Widowed	4.1%	5.2%	5.2%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	6.8%	3.6%	3.8%
2025 Est. HH Income \$150,000 to \$199,999	6.0%	3.4%	4.0%
2025 Est. HH Income \$100,000 to \$149,999	15.1%	11.2%	12.4%
2025 Est. HH Income \$75,000 to \$99,999	11.7%	12.8%	13.0%
2025 Est. HH Income \$50,000 to \$74,999	17.0%	17.5%	18.8%
2025 Est. HH Income \$35,000 to \$49,999	14.9%	14.9%	15.1%
2025 Est. HH Income \$25,000 to \$34,999	9.5%	12.2%	11.9%
2025 Est. HH Income \$15,000 to \$24,999	8.5%	10.5%	9.5%
2025 Est. HH Income Under \$15,000	10.5%	13.8%	11.5%
2025 Est. Average Household Income	\$86,514	\$71,341	\$76,186
2025 Est. Median Household Income	\$68,266	\$54,335	\$57,048
2025 Est. Per Capita Income	\$37,989	\$29,957	\$32,266
2025 Est. Total Businesses	542	4,735	8,720
2025 Est. Total Employees	4,597	50,342	101,524



## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6861/-97.2998

3109 E Douglas Ave Wichita, KS 67211		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2025 Est. White		67.9%	54.0%	57.5%
2025 Est. Black		12.2%	20.2%	16.2%
2025 Est. Asian or Pacific Islander		2.7%	4.2%	5.3%
2025 Est. American Indian or Alaska Native		1.1%	1.2%	1.3%
2025 Est. Other Races		16.1%	20.3%	19.8%
<b>Hispanic</b>				
2025 Est. Hispanic Population		2,557	25,395	54,205
2025 Est. Hispanic Population		18.2%	22.7%	22.9%
2030 Proj. Hispanic Population		19.1%	22.8%	23.0%
2020 Hispanic Population		16.2%	22.8%	23.2%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)		9,378	71,804	152,698
2025 Est. Elementary (Grade Level 0 to 8)		4.6%	6.6%	6.4%
2025 Est. Some High School (Grade Level 9 to 11)		6.6%	10.6%	9.8%
2025 Est. High School Graduate		20.6%	26.8%	27.7%
2025 Est. Some College		20.1%	22.7%	22.8%
2025 Est. Associate Degree Only		9.1%	7.6%	7.4%
2025 Est. Bachelor Degree Only		21.7%	15.7%	16.6%
2025 Est. Graduate Degree		17.3%	10.0%	9.3%
<b>Housing</b>				
2025 Est. Total Housing Units		6,784	50,987	108,228
2025 Est. Owner-Occupied		48.0%	39.1%	42.6%
2025 Est. Renter-Occupied		43.1%	52.0%	49.2%
2025 Est. Vacant Housing		8.9%	8.9%	8.2%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later		3.3%	5.4%	5.3%
2025 Homes Built 2000 to 2009		3.0%	4.5%	6.3%
2025 Homes Built 1990 to 1999		2.3%	4.7%	7.1%
2025 Homes Built 1980 to 1989		3.9%	6.2%	9.2%
2025 Homes Built 1970 to 1979		6.1%	10.8%	13.8%
2025 Homes Built 1960 to 1969		5.1%	8.5%	8.7%
2025 Homes Built 1950 to 1959		10.9%	22.9%	21.0%
2025 Homes Built Before 1949		56.3%	28.1%	20.4%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More		0.8%	1.1%	1.6%
2025 Home Value \$500,000 to \$999,999		4.4%	4.0%	4.0%
2025 Home Value \$400,000 to \$499,999		4.0%	3.6%	3.4%
2025 Home Value \$300,000 to \$399,999		10.2%	8.2%	8.0%
2025 Home Value \$200,000 to \$299,999		24.1%	18.7%	21.1%
2025 Home Value \$150,000 to \$199,999		14.0%	15.2%	17.1%
2025 Home Value \$100,000 to \$149,999		18.3%	17.0%	17.8%
2025 Home Value \$50,000 to \$99,999		16.4%	21.6%	18.7%
2025 Home Value \$25,000 to \$49,999		5.8%	7.4%	5.6%
2025 Home Value Under \$25,000		2.1%	3.1%	2.7%
2025 Median Home Value		\$176,220	\$153,920	\$177,040
2025 Median Rent		\$732	\$701	\$727

## Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 37.6861/-97.2998

<b>3109 E Douglas Ave Wichita, KS 67211</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	11,143	88,495	187,793
2025 Est. Civilian Employed	71.2%	61.8%	63.1%
2025 Est. Civilian Unemployed	3.5%	3.7%	3.5%
2025 Est. in Armed Forces	1.1%	0.6%	1.1%
2025 Est. not in Labor Force	24.3%	34.0%	32.3%
2025 Labor Force Males	49.4%	52.6%	51.4%
2025 Labor Force Females	50.6%	47.4%	48.6%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	7,928	54,631	118,483
2025 Mgmt, Business, & Financial Operations	18.1%	13.3%	13.2%
2025 Professional, Related	24.8%	18.7%	18.4%
2025 Service	16.6%	20.9%	20.2%
2025 Sales, Office	20.1%	20.3%	20.9%
2025 Farming, Fishing, Forestry	1.6%	0.9%	0.7%
2025 Construction, Extraction, Maintenance	6.7%	9.7%	10.5%
2025 Production, Transport, Material Moving	12.0%	16.3%	16.2%
2025 White Collar Workers	63.1%	52.2%	52.5%
2025 Blue Collar Workers	36.9%	47.8%	47.5%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	77.6%	77.9%	78.7%
2025 Drive to Work in Carpool	9.0%	10.1%	10.9%
2025 Travel to Work by Public Transportation	2.0%	1.6%	1.2%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.9%	2.4%	2.1%
2025 Other Means	1.2%	1.2%	1.2%
2025 Work at Home	9.2%	6.9%	6.0%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	41.2%	38.3%	36.6%
2025 Travel to Work in 15 to 29 Minutes	47.1%	48.6%	50.3%
2025 Travel to Work in 30 to 59 Minutes	7.2%	9.6%	9.5%
2025 Travel to Work in 60 Minutes or More	4.6%	3.4%	3.5%
2025 Average Travel Time to Work	15.6	16.1	16.4
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$538.89 M	\$3.58 B	\$7.92 B
2025 Est. Apparel	\$10.03 M	\$67.6 M	\$149.04 M
2025 Est. Contributions, Tax and Retirement	\$134.31 M	\$765.16 M	\$1.74 B
2025 Est. Education	\$12.04 M	\$77.06 M	\$171.82 M
2025 Est. Entertainment	\$31.15 M	\$210.6 M	\$463.82 M
2025 Est. Food, Beverages, Tobacco	\$67.37 M	\$480.35 M	\$1.05 B
2025 Est. Health Care	\$37.67 M	\$280.38 M	\$607.75 M
2025 Est. Household Furnishings and Equipment	\$14.33 M	\$95.24 M	\$210.64 M
2025 Est. Household Operations, Shelter, Utilities	\$128.42 M	\$917.88 M	\$1.99 B
2025 Est. Miscellaneous Expenses	\$9.27 M	\$61.79 M	\$136.6 M
2025 Est. Personal Care	\$7.22 M	\$52 M	\$113.12 M
2025 Est. Transportation	\$87.08 M	\$569.93 M	\$1.3 B

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# Property Taxes and Appraisals

3109 E DOUGLAS AVE WICHITA

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOTS 14-15-16 & 1/2 VAC ALLEY ADJ ON S SUPPL. PLAT OF RITTENHOUSE'S SUB.
Property Address	3109 E DOUGLAS AVE, WICHITA, KS 67211
Owner	UPTOWN PROPERTY INC
Mailing Address	108 S WESTLINK WICHITA KS 67209-1446
Geo Code	C 05366
PIN	00141663
AIN	125220410200200B
Quick Ref ID	R89944
Tax Unit	6702 001 WICHITA U-259
Land Use	2510 Full-service restaurant
2025 Market Land Square Feet	10,219
2025 Total Acres	0.23
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$515,970
2025 Assessment Value	\$128,993

## Commercial Building Characteristics

Building	Units	Built	Sq. Ft.
4-MARGARITAS CANTINA (Restaurant)		1945	4,230
4-MARGARITAS CANTINA (Restaurant)		2010	195

# Property Value Estimates

<a href="#">Final Value Section Explanation</a>	
2025 Appraised Value	\$515,970
2025 Value Method	OVR
Override Reason	Income
Method	Value
Cost Estimate	\$574,010
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

<a href="#">Commercial Economic Unit Characteristics Explanation</a>		
Economic Class	B-	
Economic Unit Name	4-MARGARITA'S CANTINA; PT- 2B,E,F,G	
Primary AIN / PIN	125220410200200B	00141663
Economic Unit Total Land Area	30,832	
Economic Unit Total Land Value	\$115,600	
Land \$ / Sq Ft	\$3.75	
Economic Unit Total Value	\$621,300	
Economic Unit Total Parcel Count	4	
Economic Unit Total Cost Value	\$679,340	
Economic Unit Total Income Value	\$621,300	
Economic Unit Total Market Value	\$579,700	

# Associated Parcels with the Economic Unit



PIN	Quick Ref ID	AIN
00141663	R89944	087125220410200200B
00141671	R89946	087125220410200200E
00141670	R89947	087125220410200200F
00141668	R89948	087125220410200200G

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

Appraisal Values

Assessment Values

Year	Class	Values	
2025	Commercial / Industrial	\$38,300	Land
		\$477,670	Improvements
		\$515,970	Total (+25%)
2024	Commercial / Industrial	\$30,700	Land
		\$383,010	Improvements
		\$413,710	Total
2023	Commercial / Industrial	\$30,700	Land
		\$383,010	Improvements
		\$413,710	Total (+62%)
2022	Commercial / Industrial	\$30,700	Land
		\$225,080	Improvements
		\$255,780	Total (+7%)
2021	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total
2020	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total
2019	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total
2018	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total
2017	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total
2016	Commercial / Industrial	\$30,700	Land
		\$208,320	Improvements
		\$239,020	Total

Year	Class	Values	
2025	Commercial / Industrial	\$9,575	Land
		\$119,418	Improvements
		\$128,993	Total (+25%)
2024	Commercial / Industrial	\$7,675	Land
		\$95,753	Improvements
		\$103,428	Total
2023	Commercial / Industrial	\$7,675	Land
		\$95,753	Improvements
		\$103,428	Total (+62%)
2022	Commercial / Industrial	\$7,675	Land
		\$56,270	Improvements
		\$63,945	Total (+7%)
2021	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total
2020	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total
2019	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total
2018	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total
2017	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total
2016	Commercial / Industrial	\$7,675	Land
		\$52,080	Improvements
		\$59,755	Total

# 2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$31.25
Totals:		\$0.00	\$0.00	\$31.25

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$11,832.57	\$31.25	\$0.00	\$0.00	\$11,863.82	\$11,863.82	\$0.00
2023	115.185000	\$11,913.33	\$10.67	\$0.00	\$0.00	\$11,924.00	\$11,924.00	\$0.00
2022	115.114000	\$7,360.97	\$10.67	\$0.00	\$0.00	\$7,371.64	\$7,371.64	\$0.00
2021	116.142000	\$6,940.06	\$10.17	\$0.00	\$0.00	\$6,950.23	\$6,950.23	\$0.00
2020	116.599000	\$6,967.38	\$10.07	\$0.00	\$0.00	\$6,977.45	\$6,977.45	\$0.00
2019	116.788000	\$6,978.68	\$10.07	\$194.54	\$16.00	\$7,199.29	\$7,199.29	\$0.00
2018	117.213000	\$7,004.07	\$7.87	\$161.87	\$16.00	\$7,189.81	\$7,189.81	\$0.00
2017	117.293000	\$7,008.85	\$7.87	\$29.24	\$0.00	\$7,045.96	\$7,045.96	\$0.00
2016	117.201000	\$7,003.35	\$6.87	\$475.01	\$16.00	\$7,501.23	\$7,501.23	\$0.00
2015	119.847000	\$7,029.38	\$6.87	\$0.00	\$0.00	\$7,036.25	\$7,036.25	\$0.00

# Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	





# Property Taxes and Appraisals

3111 E DOUGLAS AVE WICHITA

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOTS 17-18 & 1/2 VAC ALLEY ADJ ON SSUPP. PLAT OF RITTENHOUSE'S SUB.
Property Address	3111 E DOUGLAS AVE, WICHITA, KS 67211
Owner	UPTOWN PROPERTY INC
Mailing Address	108 S WESTLINK WICHITA KS 67209-1446
Geo Code	C 05367
PIN	00141664
AIN	125220410200200A
Quick Ref ID	R89943
Tax Unit	6702 001 WICHITA U-259
Land Use	2102 Retail store (free standing)
2025 Market Land Square Feet	6,813
2025 Total Acres	0.16
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$48,300
2025 Assessment Value	\$12,075

## Commercial Building Characteristics

Building	Units	Built	Sq. Ft.
1-COLLEGE HILL BARBER SHOP (Retail Store)		1940	429

# Property Value Estimates

<a href="#">Final Value Section Explanation</a>	
2025 Appraised Value	\$48,300
2025 Value Method	COST
Override Reason	
Method	Value
Cost Estimate	\$48,300
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

<a href="#">Commercial Economic Unit Characteristics Explanation</a>		
Economic Class	C+	
Economic Unit Name	1-COLLEGE HILL BARBER SHOP	
Primary AIN / PIN	125220410200200A	00141664
Economic Unit Total Land Area	6,813	
Economic Unit Total Land Value	\$25,500	
Land \$ / Sq Ft	\$3.74	
Economic Unit Total Value	\$48,300	
Economic Unit Total Parcel Count	1	
Economic Unit Total Cost Value	\$48,300	
Economic Unit Total Income Value	\$37,400	
Economic Unit Total Market Value	\$38,200	

# Associated Parcels with the Economic Unit



PIN	Quick Ref ID	AIN
00141664	R89943	087125220410200200A

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

## Appraisal Values

Year	Class	Values
2025	Commercial / Industrial	\$25,500 <b>Land</b>
		\$22,800 <b>Improvements</b>
		\$48,300 <b>Total</b> (+12%)
2024	Commercial / Industrial	\$20,400 <b>Land</b>
		\$22,600 <b>Improvements</b>
		\$43,000 <b>Total</b> (+3%)
2023	Commercial / Industrial	\$20,400 <b>Land</b>
		\$21,380 <b>Improvements</b>
		\$41,780 <b>Total</b> (+1%)
2022	Commercial / Industrial	\$20,400 <b>Land</b>
		\$21,110 <b>Improvements</b>
		\$41,510 <b>Total</b> (+5%)
2021	Commercial / Industrial	\$20,400 <b>Land</b>
		\$19,260 <b>Improvements</b>
		\$39,660 <b>Total</b> (+5%)
2020	Commercial / Industrial	\$20,400 <b>Land</b>
		\$17,400 <b>Improvements</b>
		\$37,800 <b>Total</b> (+1%)
2019	Commercial / Industrial	\$20,400 <b>Land</b>
		\$17,000 <b>Improvements</b>
		\$37,400 <b>Total</b> (+7%)
2018	Commercial / Industrial	\$20,400 <b>Land</b>
		\$14,430 <b>Improvements</b>
		\$34,830 <b>Total</b> (-2%)
2017	Commercial / Industrial	\$20,400 <b>Land</b>
		\$14,990 <b>Improvements</b>
		\$35,390 <b>Total</b> (+2%)
2016	Commercial / Industrial	\$20,400 <b>Land</b>
		\$14,420 <b>Improvements</b>
		\$34,820 <b>Total</b>

## Assessment Values

Year	Class	Values
2025	Commercial / Industrial	\$6,375 <b>Land</b>
		\$5,700 <b>Improvements</b>
		\$12,075 <b>Total</b> (+12%)
2024	Commercial / Industrial	\$5,100 <b>Land</b>
		\$5,650 <b>Improvements</b>
		\$10,750 <b>Total</b> (+3%)
2023	Commercial / Industrial	\$5,100 <b>Land</b>
		\$5,345 <b>Improvements</b>
		\$10,445 <b>Total</b> (+1%)
2022	Commercial / Industrial	\$5,100 <b>Land</b>
		\$5,278 <b>Improvements</b>
		\$10,378 <b>Total</b> (+5%)
2021	Commercial / Industrial	\$5,100 <b>Land</b>
		\$4,815 <b>Improvements</b>
		\$9,915 <b>Total</b> (+5%)
2020	Commercial / Industrial	\$5,100 <b>Land</b>
		\$4,350 <b>Improvements</b>
		\$9,450 <b>Total</b> (+1%)
2019	Commercial / Industrial	\$5,100 <b>Land</b>
		\$4,250 <b>Improvements</b>
		\$9,350 <b>Total</b> (+7%)
2018	Commercial / Industrial	\$5,100 <b>Land</b>
		\$3,608 <b>Improvements</b>
		\$8,708 <b>Total</b> (-2%)
2017	Commercial / Industrial	\$5,100 <b>Land</b>
		\$3,748 <b>Improvements</b>
		\$8,848 <b>Total</b> (+2%)
2016	Commercial / Industrial	\$5,100 <b>Land</b>
		\$3,605 <b>Improvements</b>
		\$8,705 <b>Total</b>

## 2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
Totals:		\$0.00	\$0.00	\$62.50

2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$62.50
Totals:		\$0.00	\$0.00	\$62.50

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$1,229.85	\$62.50	\$0.00	\$0.00	\$1,292.35	\$1,292.35	\$0.00
2023	115.185000	\$1,203.11	\$7.11	\$0.00	\$0.00	\$1,210.22	\$1,210.22	\$0.00
2022	115.114000	\$1,194.65	\$7.11	\$0.00	\$0.00	\$1,201.76	\$1,201.76	\$0.00
2021	116.142000	\$1,151.56	\$6.81	\$0.00	\$0.00	\$1,158.37	\$1,158.37	\$0.00
2020	116.599000	\$1,101.87	\$6.71	\$0.00	\$0.00	\$1,108.58	\$1,108.58	\$0.00
2019	116.788000	\$1,091.97	\$6.71	\$30.58	\$16.00	\$1,145.26	\$1,145.26	\$0.00
2018	117.213000	\$1,020.68	\$5.58	\$23.69	\$16.00	\$1,065.95	\$1,065.95	\$0.00
2017	117.293000	\$1,037.82	\$5.58	\$4.35	\$0.00	\$1,047.75	\$1,047.75	\$0.00
2016	117.201000	\$1,020.24	\$4.58	\$69.45	\$16.00	\$1,110.27	\$1,110.27	\$0.00
2015	119.847000	\$1,077.43	\$4.58	\$0.00	\$0.00	\$1,082.01	\$1,082.01	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	



# Property Taxes and Appraisals

LOTS 34-35 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOTS 34-35 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.
Property Address	
Owner	UPTOWN PROPERTY INC
Mailing Address	108 S WESTLINK WICHITA KS 67209-1446
Geo Code	C 05372
PIN	00141671
AIN	125220410200200E
Quick Ref ID	R89946
Tax Unit	6702 001 WICHITA U-259
Land Use	2510 Full-service restaurant
2025 Market Land Square Feet	6,562
2025 Total Acres	0.15
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$33,660
2025 Assessment Value	\$8,415

## Property Value Estimates

<a href="#">Final Value Section Explanation</a>	
2025 Appraised Value	\$33,660
2025 Value Method	COST



Override Reason	
Method	Value
Cost Estimate	\$33,660
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class	B-	
Economic Unit Name	4-MARGARITA'S CANTINA; PT- 2B,E,F,G	
Primary AIN / PIN	125220410200200B	00141663
Economic Unit Total Land Area	30,832	
Economic Unit Total Land Value	\$115,600	
Land \$ / Sq Ft	\$3.75	
Economic Unit Total Value	\$621,300	
Economic Unit Total Parcel Count	4	
Economic Unit Total Cost Value	\$679,340	
Economic Unit Total Income Value	\$621,300	
Economic Unit Total Market Value	\$579,700	

# Associated Parcels with the Economic Unit

PIN	Quick Ref ID	AIN
00141663	R89944	087125220410200200B
00141671	R89946	087125220410200200E
00141670	R89947	087125220410200200F
00141668	R89948	087125220410200200G

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

Appraisal Values

Year	Class	Values	
2025	Commercial / Industrial	\$24,600	Land
		\$9,060	Improvements
		\$33,660	Total (+17%)
2024	Commercial / Industrial	\$19,700	Land
		\$9,000	Improvements
		\$28,700	Total (+3%)
2023	Commercial / Industrial	\$19,700	Land
		\$8,240	Improvements
		\$27,940	Total (+5%)
2022	Commercial / Industrial	\$19,700	Land
		\$6,990	Improvements
		\$26,690	Total (+1%)
2021	Commercial / Industrial	\$19,700	Land
		\$6,640	Improvements
		\$26,340	Total (+0%)
2020	Commercial / Industrial	\$19,700	Land
		\$6,590	Improvements
		\$26,290	Total (+1%)
2019	Commercial / Industrial	\$19,700	Land
		\$6,430	Improvements
		\$26,130	Total (+1%)
2018	Commercial / Industrial	\$19,700	Land
		\$6,050	Improvements
		\$25,750	Total
2017	Commercial / Industrial	\$19,700	Land
		\$6,050	Improvements
		\$25,750	Total (0%)
2016	Commercial / Industrial	\$19,700	Land
		\$6,070	Improvements
		\$25,770	Total

Assessment Values

Year	Class	Values	
2025	Commercial / Industrial	\$6,150	Land
		\$2,265	Improvements
		\$8,415	Total (+17%)
2024	Commercial / Industrial	\$4,925	Land
		\$2,250	Improvements
		\$7,175	Total (+3%)
2023	Commercial / Industrial	\$4,925	Land
		\$2,060	Improvements
		\$6,985	Total (+5%)
2022	Commercial / Industrial	\$4,925	Land
		\$1,748	Improvements
		\$6,673	Total (+1%)
2021	Commercial / Industrial	\$4,925	Land
		\$1,660	Improvements
		\$6,585	Total (+0%)
2020	Commercial / Industrial	\$4,925	Land
		\$1,648	Improvements
		\$6,573	Total (+1%)
2019	Commercial / Industrial	\$4,925	Land
		\$1,608	Improvements
		\$6,533	Total (+1%)
2018	Commercial / Industrial	\$4,925	Land
		\$1,513	Improvements
		\$6,438	Total
2017	Commercial / Industrial	\$4,925	Land
		\$1,513	Improvements
		\$6,438	Total (0%)
2016	Commercial / Industrial	\$4,925	Land
		\$1,518	Improvements
		\$6,443	Total

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$31.25
Totals:		\$0.00	\$0.00	\$31.25

# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$820.86	\$31.25	\$0.00	\$0.00	\$852.11	\$852.11	\$0.00
2023	115.185000	\$804.57	\$10.67	\$0.00	\$0.00	\$815.24	\$815.24	\$0.00
2022	115.114000	\$768.16	\$10.67	\$0.00	\$0.00	\$778.83	\$778.83	\$0.00
2021	116.142000	\$764.80	\$10.17	\$0.00	\$0.00	\$774.97	\$774.97	\$0.00
2020	116.599000	\$766.40	\$10.07	\$0.00	\$0.00	\$776.47	\$776.47	\$0.00
2019	116.788000	\$762.99	\$10.07	\$21.52	\$16.00	\$810.58	\$810.58	\$0.00
2018	117.213000	\$754.63	\$7.87	\$17.60	\$16.00	\$796.10	\$796.10	\$0.00
2017	117.293000	\$755.14	\$7.87	\$3.18	\$0.00	\$766.19	\$766.19	\$0.00
2016	117.201000	\$755.12	\$6.87	\$51.64	\$16.00	\$829.63	\$829.63	\$0.00
2015	119.847000	\$749.07	\$6.87	\$0.00	\$0.00	\$755.94	\$755.94	\$0.00

# Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	





# Property Taxes and Appraisals

LOTS 32-33 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOTS 32-33 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.
Property Address	
Owner	UPTOWN PROPERTY INC
Mailing Address	108 S WESTLINK WICHITA KS 67209-1446
Geo Code	C 05371
PIN	00141670
AIN	125220410200200F
Quick Ref ID	R89947
Tax Unit	6702 001 WICHITA U-259
Land Use	2510 Full-service restaurant
2025 Market Land Square Feet	6,562
2025 Total Acres	0.15
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$33,660
2025 Assessment Value	\$8,415

## Property Value Estimates

<a href="#">Final Value Section Explanation</a>	
2025 Appraised Value	\$33,660
2025 Value Method	COST

Override Reason	
Method	Value
Cost Estimate	\$33,660
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class	B-	
Economic Unit Name	4-MARGARITA'S CANTINA; PT- 2B,E,F,G	
Primary AIN / PIN	125220410200200B	00141663
Economic Unit Total Land Area	30,832	
Economic Unit Total Land Value	\$115,600	
Land \$ / Sq Ft	\$3.75	
Economic Unit Total Value	\$621,300	
Economic Unit Total Parcel Count	4	
Economic Unit Total Cost Value	\$679,340	
Economic Unit Total Income Value	\$621,300	
Economic Unit Total Market Value	\$579,700	

# Associated Parcels with the Economic Unit

PIN	Quick Ref ID	AIN
00141663	R89944	087125220410200200B
00141671	R89946	087125220410200200E
00141670	R89947	087125220410200200F
00141668	R89948	087125220410200200G

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

Appraisal Values

Year	Class	Values	
2025	Commercial / Industrial	\$24,600	Land
		\$9,060	Improvements
		\$33,660	Total (+17%)
2024	Commercial / Industrial	\$19,700	Land
		\$9,000	Improvements
		\$28,700	Total (+3%)
2023	Commercial / Industrial	\$19,700	Land
		\$8,240	Improvements
		\$27,940	Total (+5%)
2022	Commercial / Industrial	\$19,700	Land
		\$6,990	Improvements
		\$26,690	Total (+1%)
2021	Commercial / Industrial	\$19,700	Land
		\$6,640	Improvements
		\$26,340	Total (+0%)
2020	Commercial / Industrial	\$19,700	Land
		\$6,590	Improvements
		\$26,290	Total (+1%)
2019	Commercial / Industrial	\$19,700	Land
		\$6,430	Improvements
		\$26,130	Total (+1%)
2018	Commercial / Industrial	\$19,700	Land
		\$6,050	Improvements
		\$25,750	Total
2017	Commercial / Industrial	\$19,700	Land
		\$6,050	Improvements
		\$25,750	Total (0%)
2016	Commercial / Industrial	\$19,700	Land
		\$6,070	Improvements
		\$25,770	Total

Assessment Values

Year	Class	Values	
2025	Commercial / Industrial	\$6,150	Land
		\$2,265	Improvements
		\$8,415	Total (+17%)
2024	Commercial / Industrial	\$4,925	Land
		\$2,250	Improvements
		\$7,175	Total (+3%)
2023	Commercial / Industrial	\$4,925	Land
		\$2,060	Improvements
		\$6,985	Total (+5%)
2022	Commercial / Industrial	\$4,925	Land
		\$1,748	Improvements
		\$6,673	Total (+1%)
2021	Commercial / Industrial	\$4,925	Land
		\$1,660	Improvements
		\$6,585	Total (+0%)
2020	Commercial / Industrial	\$4,925	Land
		\$1,648	Improvements
		\$6,573	Total (+1%)
2019	Commercial / Industrial	\$4,925	Land
		\$1,608	Improvements
		\$6,533	Total (+1%)
2018	Commercial / Industrial	\$4,925	Land
		\$1,513	Improvements
		\$6,438	Total
2017	Commercial / Industrial	\$4,925	Land
		\$1,513	Improvements
		\$6,438	Total (0%)
2016	Commercial / Industrial	\$4,925	Land
		\$1,518	Improvements
		\$6,443	Total

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$31.25
Totals:		\$0.00	\$0.00	\$31.25



Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$820.86	\$31.25	\$0.00	\$0.00	\$852.11	\$852.11	\$0.00
2023	115.185000	\$804.57	\$10.67	\$0.00	\$0.00	\$815.24	\$815.24	\$0.00
2022	115.114000	\$768.16	\$10.67	\$0.00	\$0.00	\$778.83	\$778.83	\$0.00
2021	116.142000	\$764.80	\$10.17	\$0.00	\$0.00	\$774.97	\$774.97	\$0.00
2020	116.599000	\$766.40	\$10.07	\$0.00	\$0.00	\$776.47	\$776.47	\$0.00
2019	116.788000	\$762.99	\$10.07	\$21.52	\$16.00	\$810.58	\$810.58	\$0.00
2018	117.213000	\$754.63	\$7.87	\$17.60	\$16.00	\$796.10	\$796.10	\$0.00
2017	117.293000	\$755.14	\$7.87	\$3.18	\$0.00	\$766.19	\$766.19	\$0.00
2016	117.201000	\$755.12	\$6.87	\$51.64	\$16.00	\$829.63	\$829.63	\$0.00
2015	119.847000	\$749.07	\$6.87	\$0.00	\$0.00	\$755.94	\$755.94	\$0.00

## Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	



# Property Taxes and Appraisals

LOTS 30-31 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON E SUPPL. PLAT OF RITTENHOUSE'S SUB.

## Property Description

Property Type	Commercial & Industrial
Legal Description	LOTS 30-31 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON E SUPPL. PLAT OF RITTENHOUSE'S SUB.
Property Address	
Owner	UPTOWN PROPERTY INC
Mailing Address	108 S WESTLINK WICHITA KS 67209-1446
Geo Code	C 05370
PIN	00141668
AIN	125220410200200G
Quick Ref ID	R89948
Tax Unit	6702 001 WICHITA U-259
Land Use	2510 Full-service restaurant
2025 Market Land Square Feet	7,489
2025 Total Acres	0.17
2025 Total Ag Acres	0.00
2025 Appraisal Value	\$38,010
2025 Assessment Value	\$9,503

## Property Value Estimates

<a href="#">Final Value Section Explanation</a>	
2025 Appraised Value	\$38,010
2025 Value Method	COST

Override Reason	
Method	Value
Cost Estimate	\$38,010
Market Estimate	\$0
MRA Estimate	\$0
Weighted Estimate	\$0
Indexed Estimate	\$0

# Commercial Economic Unit Characteristics

[Commercial Economic Unit Characteristics Explanation](#)

Economic Class	B-	
Economic Unit Name	4-MARGARITA'S CANTINA; PT- 2B,E,F,G	
Primary AIN / PIN	125220410200200B	00141663
Economic Unit Total Land Area	30,832	
Economic Unit Total Land Value	\$115,600	
Land \$ / Sq Ft	\$3.75	
Economic Unit Total Value	\$621,300	
Economic Unit Total Parcel Count	4	
Economic Unit Total Cost Value	\$679,340	
Economic Unit Total Income Value	\$621,300	
Economic Unit Total Market Value	\$579,700	

# Associated Parcels with the Economic Unit

PIN	Quick Ref ID	AIN
00141663	R89944	087125220410200200B
00141671	R89946	087125220410200200E
00141670	R89947	087125220410200200F
00141668	R89948	087125220410200200G

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



Appraisal Values

Year	Class	Values	
2025	Commercial / Industrial	\$28,100	Land
		\$9,910	Improvements
		\$38,010	Total (+17%)
2024	Commercial / Industrial	\$22,500	Land
		\$9,850	Improvements
		\$32,350	Total (+3%)
2023	Commercial / Industrial	\$22,500	Land
		\$9,010	Improvements
		\$31,510	Total (+5%)
2022	Commercial / Industrial	\$22,500	Land
		\$7,640	Improvements
		\$30,140	Total (+1%)
2021	Commercial / Industrial	\$22,500	Land
		\$7,270	Improvements
		\$29,770	Total (+0%)
2020	Commercial / Industrial	\$22,500	Land
		\$7,200	Improvements
		\$29,700	Total (+1%)
2019	Commercial / Industrial	\$22,500	Land
		\$7,040	Improvements
		\$29,540	Total (+1%)
2018	Commercial / Industrial	\$22,500	Land
		\$6,620	Improvements
		\$29,120	Total
2017	Commercial / Industrial	\$22,500	Land
		\$6,620	Improvements
		\$29,120	Total (0%)
2016	Commercial / Industrial	\$22,500	Land
		\$6,640	Improvements
		\$29,140	Total

Assessment Values

Year	Class	Values	
2025	Commercial / Industrial	\$7,025	Land
		\$2,478	Improvements
		\$9,503	Total (+17%)
2024	Commercial / Industrial	\$5,625	Land
		\$2,463	Improvements
		\$8,088	Total (+3%)
2023	Commercial / Industrial	\$5,625	Land
		\$2,253	Improvements
		\$7,878	Total (+5%)
2022	Commercial / Industrial	\$5,625	Land
		\$1,910	Improvements
		\$7,535	Total (+1%)
2021	Commercial / Industrial	\$5,625	Land
		\$1,818	Improvements
		\$7,443	Total (+0%)
2020	Commercial / Industrial	\$5,625	Land
		\$1,800	Improvements
		\$7,425	Total (+1%)
2019	Commercial / Industrial	\$5,625	Land
		\$1,760	Improvements
		\$7,385	Total (+1%)
2018	Commercial / Industrial	\$5,625	Land
		\$1,655	Improvements
		\$7,280	Total
2017	Commercial / Industrial	\$5,625	Land
		\$1,655	Improvements
		\$7,280	Total (0%)
2016	Commercial / Industrial	\$5,625	Land
		\$1,660	Improvements
		\$7,285	Total

2024 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$31.25
Totals:		\$0.00	\$0.00	\$31.25



# Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2024	114.404000	\$925.30	\$31.25	\$0.00	\$0.00	\$956.55	\$956.55	\$0.00
2023	115.185000	\$907.43	\$10.67	\$0.00	\$0.00	\$918.10	\$918.10	\$0.00
2022	115.114000	\$867.39	\$10.67	\$0.00	\$0.00	\$878.06	\$878.06	\$0.00
2021	116.142000	\$864.44	\$10.17	\$0.00	\$0.00	\$874.61	\$874.61	\$0.00
2020	116.599000	\$865.74	\$10.07	\$0.00	\$0.00	\$875.81	\$875.81	\$0.00
2019	116.788000	\$862.49	\$10.07	\$24.29	\$16.00	\$912.85	\$912.85	\$0.00
2018	117.213000	\$853.32	\$7.87	\$19.88	\$16.00	\$897.07	\$897.07	\$0.00
2017	117.293000	\$853.90	\$7.87	\$3.59	\$0.00	\$865.36	\$865.36	\$0.00
2016	117.201000	\$853.81	\$6.87	\$58.32	\$16.00	\$935.00	\$935.00	\$0.00
2015	119.847000	\$817.70	\$6.87	\$0.00	\$0.00	\$824.57	\$824.57	\$0.00

# Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.701000
0518 CITY OF WICHITA	32.816000
0602 USD 259	15.876000
0602 USD 259 SC	8.000000
0602 USD 259 SG	20.000000
0754 USD 259 BOND	7.511000
Total: 114.404000	



Parcel ID: 087-125-22-0-41-02-002.00-B

Quick Ref: R89944



Tax Year: 2025 Run Date: 9/24/2025 1:08:31 PM

OWNER NAME AND MAILING ADDRESS

UPTOWN PROPERTY INC

108 S WESTLINK

WICHITA, KS 67209-1446

PROPERTY SITUS ADDRESS

3109 E DOUGLAS AVE

WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 2510 Full-service rest Sfx:  
Activity: 2200 Restaurant-type activity  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Property Type: C-Commercial & Industrial  
Living Units:  
Zoning: GC  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 882.9 882.9  
Economic Adj. Factor:  
Map / Routing: B- / 125220410200200B  
School District: 0602 USD 259 SC  
Legacy ID: 00141663  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 14-15-16 & 1/2 VAC ALLEY ADJ  
ON S SUPPL. PLAT OF RITTENHOUSE'S  
SUB.



Image Date: 05/02/2022

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
Fronting: Major Strip or CBD - 1  
Location: Major Strip - 4  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
04/01/2022	1:20 PM	1	RE	483	JESSE	2
07/17/2017	8:10 AM	11	RE	485		
03/19/2013	8:04 AM	8	QC	433		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
16-RS0317	0	Roof	03/03/2016	C	100
11-12509	3,500	OB&Y	12/02/2010	C	100
03026	14,680	Interior Remodel	05/23/2001	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	38.300	477.670	515.970
Total	38.300	477.670	515.970

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	30,700	383,010	413,710
Total	30,700	383,010	413,710

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	Link	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		10,219				5	150						81	20,000.00	2.50	2.50	2.50	3.75	38,300

Total Market Land Value 38,300



Parcel ID: 087-125-22-0-41-02-002.00-B

SGORIONPROD Expanded Appraisal Card

Quick Ref: R89944



Tax Year: 2025 Run Date: 9/24/2025 1:08:31 PM

GENERAL BUILDING INFORMATION

Situs: 3109 E DOUGLAS AVE WICHITA, KS 67211  
LBCS Structure Code: 2220-Restaurant  
Bldg No. & Name: 1 4-MARGARITAS CANTINA  
Identical Units: 1 No. of Units:  
Total Bldg Area: 4,425 Unit Type:  
MS Mult: MS Zip:

APARTMENT DATA

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

CALCULATED VALUES

Cost Land: 38,300  
Cost Building: 535,710  
Cost Total: 574,010  
Ag Use Land: 0  
Ag Buildings: 0  
Misc. Buildings: 0  
Manufactured Homes: 0  
Income Value: 0  
Market Value:  
MRA Value:  
New Construction: 0  
Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 1,065,660  
Mkt Adj: 100 Eco Adj:  
Building Value: 529,020  
Other Improvement RCN: 22,300  
Other Improvement Value: 6,690

FINAL VALUES

Value Method: OVR  
Land Value: 38,300  
Building Value: 477,670  
Final Value: 515,970  
Prior Value:

SKETCH VECTORS

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	350-Restaurant	D	2.67	1945		01 / 01		4,230	265	16	5	3				031			0	1,020,020	49	499,810
2	350-Restaurant	D	2.67	2010		01 / 01		195	43	8	3	3				031			0	45,640	64	29,210

OTHER BUILDING IMPROVEMENTS

No.	Link	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1		163-Site Improvements	C	2.00	1	1970		10		8				1.00	3	3			0	20,770	30	6,230
2		163-Site Improvements	C	2.00	1	1990		10		8	35 X 8		1.00	3	3				0	1,540	30	460

COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	810-Cavity Brick		100				
1	617-Complete HVAC		100				
1	8005-Porch, Slab with Roof	178					
1	759-Mezzanines	2,722					
1	6602005-Concrete Unreinforced	270					
1	8065-Canopy, Retail Wood Frame	80					
2	887-Stud -Hardboard Siding		100				
2	649-No HVAC						

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8350-Paving, Asphalt with Base	4,400					
2	6605024-Treat Wood Fence, 6' Solid B	46					

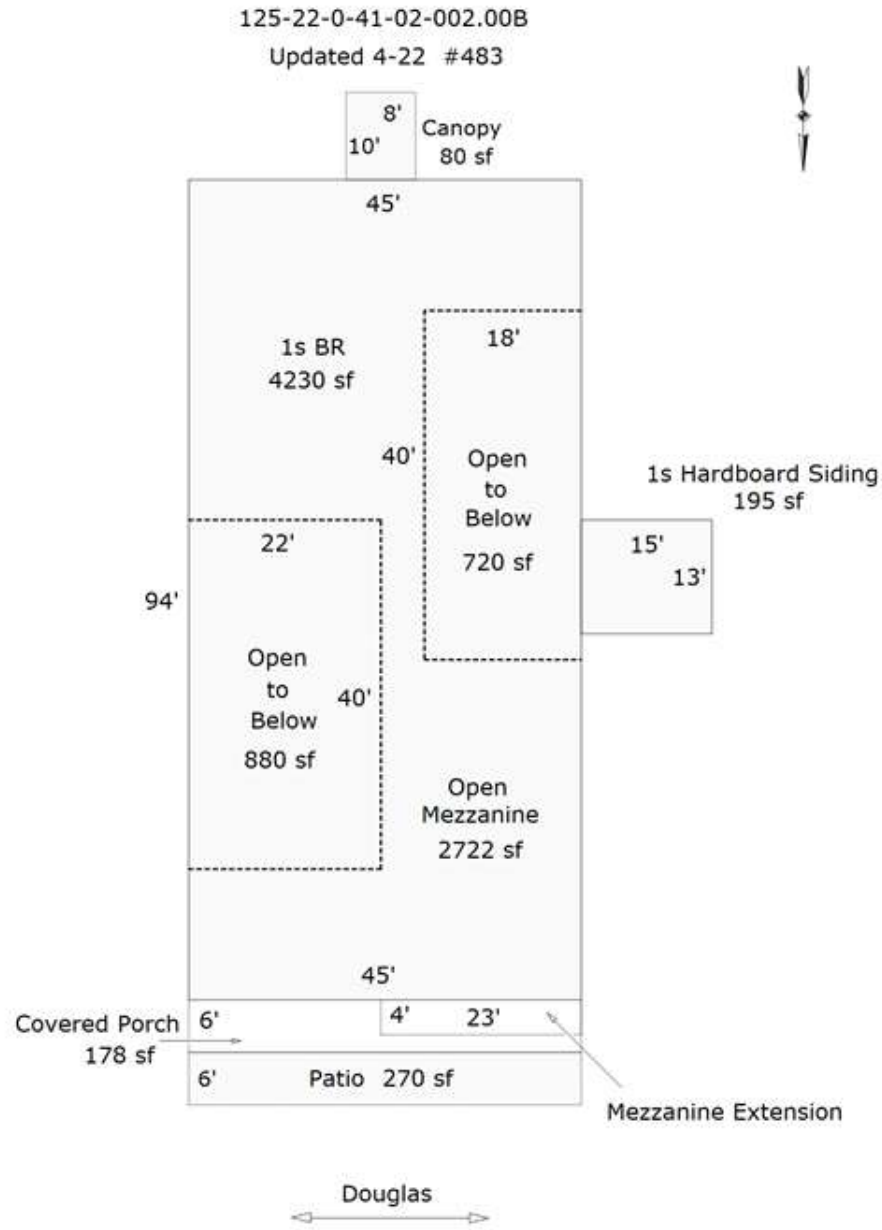




Parcel ID: 087-125-22-0-41-02-002.00-B



Plot Plan Sketch



Sketch by Alex Shook

OWNER NAME AND MAILING ADDRESS

UPTOWN PROPERTY INC

108 S WESTLINK

WICHITA, KS 67209-1446

PROPERTY SITUS ADDRESS

3111 E DOUGLAS AVE

WICHITA, KS 67211

LAND BASED CLASSIFICATION SYSTEM

Function: 2102 Retail store    Sfx:  
Activity: 2110 Goods-oriented shopping  
Ownership: 1100 Private-fee simple  
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: C Commercial & Industrial - C  
Property Type: C-Commercial & Industrial  
Living Units:  
Zoning: GC  
Multi-Zoning: N Non-Conforming: N  
Neighborhood: 882.9 882.9  
Economic Adj. Factor:  
Map / Routing: C+ / 125220410200200A  
School District: 0602 USD 259 SC  
Legacy ID: 00141664  
Investment Class:  
Tax Unit Group: 6702-6702 001 WICHITA U-259

TRACT DESCRIPTION

LOTS 17-18 & 1/2 VAC ALLEY ADJ ON SSUPP.  
PLAT OF RITTENHOUSE'S SUB.



Image Date: 07/07/2020

PROPERTY FACTORS

Topography: Level - 1  
Utilities: All Public - 1  
Access: Paved Road - 1, Sidewalk - 6  
Fronting: Secondary Artery - 2  
Location: Secondary Strip - 5  
Parking Type: On and Off Street - 3  
Parking Quantity: Adequate - 2  
Parking Proximity: On Site - 3  
Parking Covered:  
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
12/23/2020	9:40 AM	11	FR	483		
06/07/2016	11:50 AM	6	RE	540		
06/12/2012	12:35 PM	15	RE	477		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
07-11733	873	Interior Remodel	11/13/2007	C	100

2025 APPRAISED VALUE

Cls	Land	Building	Total
C	25,500	22,800	48,300
Total	25,500	22,800	48,300

2024 APPRAISED VALUE

Cls	Land	Building	Total
C	20,400	22,600	43,000
Total	20,400	22,600	43,000

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	Link	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1		6,813				5	150						81	20,000.00	2.50	2.50	2.50	3.74	25,500

Total Market Land Value 25,500

GENERAL BUILDING INFORMATION										APARTMENT DATA								CALCULATED VALUES			
Situs: 3111 E DOUGLAS AVE WICHITA, KS 67211										1	2	3	4	5	6	7	8	Cost Land:	25,500		
LBCS Structure Code: 2230-Standalone store or shop building										Units:								Cost Building:	22,800		
Bldg No. & Name: 1 1-COLLEGE HILL BARBER SHOP										BR Type:								Cost Total:	48,300		
Identical Units: 1 No. of Units:										Baths:								Ag Use Land:	0		
Total Bldg Area: 429 Unit Type:																		Ag Buildings:	0		
MS Mult: MS Zip:																		Misc. Buildings:	0		
IMPROVEMENT COST SUMMARY										FINAL VALUES								Manufactured Homes:	0		
Building RCN: 65,000										Value Method:				COST				Income Value:	0		
Mkt Adj: 100 Eco Adj:										Land Value:				25,500				Market Value:			
Building Value: 14,300										Building Value:				22,800				MRA Value:			
Other Improvement RCN: 28,320										Final Value:				48,300				New Construction:	0		
Other Improvement Value: 8,500										Prior Value:								Indexed Value:	0		

																SKETCH VECTORS								
COMMERCIAL BUILDING SECTIONS & BASEMENTS																								
Sec	Occupancy		MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value	
1	353-Retail Store		C	1.67	1940		01 / 01		429	85	8	3	3				034			0	65,000	22	14,300	
OTHER BUILDING IMPROVEMENTS																								
No.	Link	Occupancy		MSCIs	Rank	Qty	Yr Blt	Eff Yr	Area	Perim	Hgt	Dimensions		Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1		163-Site Improvements		C	2.00	1	1960		10		8			1.00	3	3				0	28,320	30	8,500	
COMMERCIAL BUILDING SECTION COMPONENTS												OTHER BUILDING IMPROVEMENT COMPONENTS												
Sec	Code				Units	Pct	Size	Other	Rank	Year	No.	Code				Units	Pct	Size	Other	Rank	Year			
1	804-Block with Stucco					82					1	8350-Paving, Asphalt with Base				6,000								
1	849-Curtain-Metal with Glass Panels					18																		
1	611-Package Unit					100																		



Parcel ID: 087-125-22-0-41-02-002.00-A

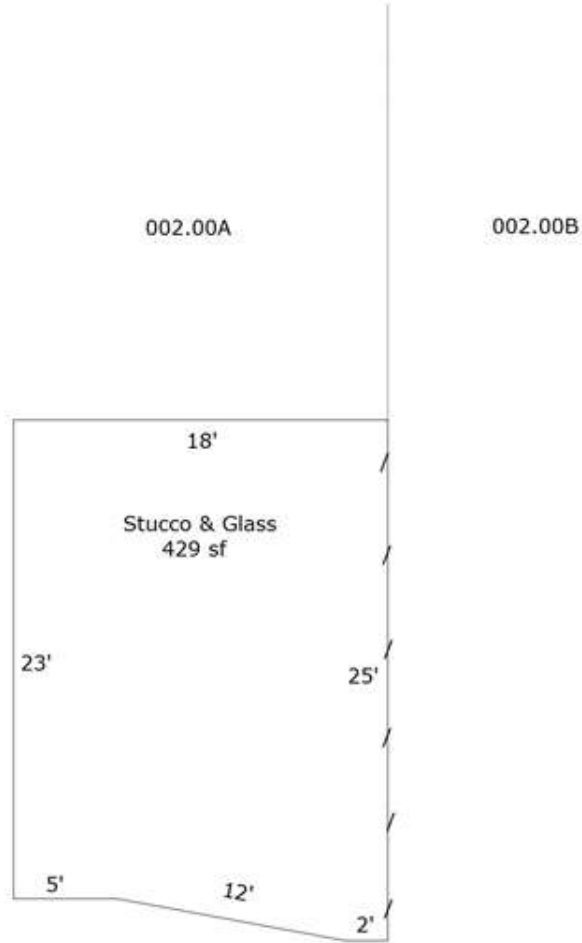
SGORIONPROD Expanded Appraisal Card

Quick Ref: R89943



Tax Year: 2025 Run Date: 9/24/2025 1:12:35 PM

Plot Plan Sketch



Search by Area Search



# Sedgwick County Appraiser's Office

271 W 3<sup>rd</sup> St N, Ste 501~ Wichita, KS 67202-1223 ~ [www.sedgwickcounty.org](http://www.sedgwickcounty.org)  
TEL: 316-660-5443 FAX: 316-660-5479

Mark Clark, AAS, RMA  
County Appraiser



UPTOWN PROPERTY INC  
108 S WESTLINK  
WICHITA KS 67209-1446

Mailing Date: 03/01/2025

Appeal Filing Deadline: March 31, 2025

## 2025 ANNUAL NOTICE OF VALUE THIS IS NOT A TAX BILL

AIN  
087125220410200200B

PIN  
00141663

QuickRefID  
R89944



Property Address: 3109 E DOUGLAS AVE

TAG: 6702

Legal Description: LOTS 14-15-16 & 1/2 VAC ALLEY  
ADJ ON S SUPPL. PLAT OF  
RITTENHOUSE'S SUB.

LBCS: Full-service restaurant

THE APPRAISAL OF YOUR PROPERTY HAS BEEN COMPLETED AS REQUIRED BY KANSAS LAW (K.S.A. 79-1476).  
This is your official notification of the Appraiser's estimate of value for the property identified above.

2025		
Classification	Appraised	Assessed
C	\$515,970	\$128,993
<b>Total</b>	<b>\$515,970</b>	<b>\$128,993</b>

2024		
Classification	Appraised	Assessed
C	\$413,710	\$103,428
<b>Total</b>	<b>\$413,710</b>	<b>\$103,428</b>

Historical Property Values					
	Appraised	Assessed		Appraised	Assessed
2023	\$413,710	\$103,428	2022	\$255,780	\$63,945

THE APPRAISED VALUE LISTED ABOVE HAS BEEN MULTIPLIED BY THE ASSESSMENT PERCENTAGE LISTED BELOW FOR EACH CLASS TO OBTAIN THE ASSESSED VALUE.

Assessment Rates					
Class	Description	Rate	Class	Description	Rate
A	Improvements on Land Devoted to Agricultural Use	25%	C	Commercial or Industrial	25%
E	Exempt Property	0%	A	Land Devoted to Agricultural Use	30%
F	Residences on Farm Home sites	11.5%	N	Not for Profit Organizations	12%
R	Residential Use including Apartments and Condominiums	11.5%	O	Other	30%
			V	Vacant Lots	12%

### IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and ensure that all information on file is correct. **A valuation appeal is not a complaint about higher taxes. It is an effort to reconcile your property to its fair market value.** The tax impact (change in your taxes) cannot be determined until the levies are set by the various taxing jurisdictions later in the year. Please be aware that even though the assessed value of your property may have increased, you may not necessarily experience a similar increase in your real estate taxes. It depends on whether the mill levy adopted by the taxing authorities: (1) remains the same, (2) is decreased, or (3) is increased.

# Sedgwick County Appraiser's Office

271 W 3<sup>rd</sup> St N, Ste 501~ Wichita, KS 67202-1223 ~ [www.sedgwickcounty.org](http://www.sedgwickcounty.org)  
TEL: 316-660-5443 FAX: 316-660-5479

Mark Clark, AAS, RMA  
County Appraiser



UPTOWN PROPERTY INC  
108 S WESTLINK  
WICHITA KS 67209-1446

Mailing Date: 03/01/2025

Appeal Filing Deadline: March 31, 2025

## 2025 ANNUAL NOTICE OF VALUE THIS IS NOT A TAX BILL

AIN  
087125220410200200A

PIN  
00141664

QuickRefID  
R89943



Property Address: 3111 E DOUGLAS AVE

TAG: 6702

Legal Description: LOTS 17-18 & 1/2 VAC ALLEY ADJ ON SSUPP.  
PLAT OF RITTENHOUSE'S SUB.

LBCS: Retail store

THE APPRAISAL OF YOUR PROPERTY HAS BEEN COMPLETED AS REQUIRED BY KANSAS LAW (K.S.A. 79-1476).  
This is your official notification of the Appraiser's estimate of value for the property identified above.

2025		
Classification	Appraised	Assessed
C	\$48,300	\$12,075
<b>Total</b>	<b>\$48,300</b>	<b>\$12,075</b>

2024		
Classification	Appraised	Assessed
C	\$43,000	\$10,750
<b>Total</b>	<b>\$43,000</b>	<b>\$10,750</b>

Historical Property Values					
	Appraised	Assessed		Appraised	Assessed
2023	\$41,780	\$10,445		2022	\$41,510
					\$10,378

THE APPRAISED VALUE LISTED ABOVE HAS BEEN MULTIPLIED BY THE ASSESSMENT PERCENTAGE LISTED BELOW FOR EACH CLASS TO OBTAIN THE ASSESSED VALUE.

Assessment Rates					
Class	Description	Rate	Class	Description	Rate
A	Improvements on Land Devoted to Agricultural Use	25%	C	Commercial or Industrial	25%
E	Exempt Property	0%	A	Land Devoted to Agricultural Use	30%
F	Residences on Farm Home sites	11.5%	N	Not for Profit Organizations	12%
R	Residential Use including Apartments and Condominiums	11.5%	O	Other	30%
			V	Vacant Lots	12%

### IMPORTANT

Kansas law provides for informal meetings between property owners and the County Appraiser's Office to review the appraised value and ensure that all information on file is correct. **A valuation appeal is not a complaint about higher taxes. It is an effort to reconcile your property to its fair market value.** The tax impact (change in your taxes) cannot be determined until the levies are set by the various taxing jurisdictions later in the year. Please be aware that even though the assessed value of your property may have increased, you may not necessarily experience a similar increase in your real estate taxes. It depends on whether the mill levy adopted by the taxing authorities: (1) remains the same, (2) is decreased, or (3) is increased.

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:16:06 PM

Parcel ID: 087-125-22-0-41-02-002.00-B

Quick Ref ID: R89944

Calc Date: 02/07/2023

Owner:

Date

Amount

Type

Source

Validity

LBCS Function: 2510 - Full-service restaurant  
Nbhd: 882.9  
Primary Situs: 3109 E DOUGLAS AVE  
WICHITA, KS 67211

Sale 1  
Sale 2  
Sale 3

### COM BUILDING 1

LBCS Structure: 2220 - Restaurant

No. Units: 0

Assmt Class: C

Identical Units: 1

Unit Type:

Building Name: 4-MARGARITAS CANTINA

Tot Bldg Area w/o Bsmt: 4,425

M&S Zip / Mult: /

### SECTION 1

Building Name:

Income Use: 031 - Restaurant - 031

Physical Cond: EX

Occupancy: 350 - Restaurant

Level to Level: 01/01

Functional: AV

M&S Class: D

Num Stories:

Economic:

Rank: GD-

Area Per Floor: 4,230

Yr. Blt/EFff Yr Blt: 1945/

Perimeter: 265

Assmt Class:

Wall Height: 16

### Marshall & Swift Information:

Wall Hgt Factor: 1.085  
Local Multiplier: 0.910

No. of Stories Adj: 1  
Perimeter Adj: 1.026

	Units	Cost	Total
1 - Base Cost	4,230	152.48	644,990
810 - Cavity Brick	4,230	35.71	151,053
617 - Complete HVAC	4,230	25.86	109,388
759 - Mezzanines	2,722	37.86	103,055
8005 - Porch, Slab with Roof	178	31.01	5,520
6602005 - Concrete Unreinforced	270	8.02	2,165
8065 - Canopy, Retail Wood Frame	80	48.09	3,847
Total Replacement Cost New			1,020,020

### TOTAL SECTION 1 COST VALUE

% Complete:	0
Replacement Cost New:	1,020,020
Ovrd Pct Good:	
Overall % Good(5)	49
Unadjusted RCNLD:	499,810
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	499,810

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:16:09 PM

Parcel ID: 087-125-22-0-41-02-002.00-B

Quick Ref ID: R89944

Calc Date: 02/07/2023

### SECTION 2

Building Name:		Income Use:	031 - Restaurant - 031	Physical Cond:	AV
Occupancy:	350 - Restaurant	Level to Level:	01/01	Functional:	AV
M&S Class:	D	Num Stories:		Economic:	
Rank:	GD-	Area Per Floor:	195	Assmt Class:	
Yr. Blt/EFff Yr Blt:	2010/	Perimeter:	43		
		Wall Height:	8		

Marshall & Swift Information:		Wall Hgt Factor: 0.915	No. of Stories Adj: 1
		Local Multiplier: 0.910	Perimeter Adj: 1.653
	Units	Cost	Total
1 - Base Cost	195	207.2	40,404
887 - Stud -Hardboard Siding	195	26.86	5,238
Total Replacement Cost New			45,640

### TOTAL SECTION 2 COST VALUE

% Complete:	0
Replacement Cost New:	45,640
Ovrd Pct Good:	
Overall % Good(5)	64
Unadjusted RCNLD:	29,210
Market Adj Factor:	100
Economic Adj Factor:	0
Adjusted RCNLD:	29,210

### TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New:	1,065,660
Overall % Good:	50
Unadjusted RCNLD:	529,020
Market Adj Factor:	100
Economic Adj Factor:	0
Building RCNLD (adjusted)	529,020
Identical Units:	1
Total Building RCNLD(adjusted):	529,020
Adjusted RCNLD per Sqft:	119.55

### COM BUILDING 1 OTHER IMPROVEMENT 1

Occupancy:	163 - Site Improvements	Num Stories:	1.00	Physical Cond:	AV
LBCS Struct:		Area:	10	Functional:	AV
Quantity:	1	Perimeter		Economic:	
M&S Class:	C	Wall Height:		Assmt Class:	
Rank/Quality:	AV	Length:		M&S Zip / Multi: /	
Yr Blt / Eff Yr Blt:	1970/	Width:			

Marshall & Swift Information:		Wall Hgt Factor: 1.00	No. of Stories Adj: 1
		Local Multiplier: 0.940	Perimeter Adj: 1
	Units	Cost	Total
8350 - Paving, Asphalt with Base	4,400	4.72	20,768
Total Replacement Cost New			20,770

### TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	20,770
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	6,230
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	6,230
Identical Units:	1
Total Adjusted RCNLD:	6,230



Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:16:09 PM

Parcel ID: 087-125-22-0-41-02-002.00-B

Quick Ref ID: R89944

Calc Date:

02/07/2023

### COM BUILDING 1 OTHER IMPROVEMENT 2

Occupancy:	163 - Site Improvements	Num Stories:	1.00	Physical Cond:	AV
LBCS Struct:		Area:	10	Functional:	AV
Quantity:	1	Perimeter		Economic:	
M&S Class:	C	Wall Height:		Assmt Class:	
Rank/Quality:	AV	Length:	35	M&S Zip / Multi:	/
Yr Blt / Eff Yr Blt:	1990/	Width:	8		

### Marshall & Swift Information:

Wall Hgt Factor:	1.00	No. of Stories Adj:	1
Local Multiplier:	0.940	Perimeter Adj:	1

	Units	Cost	Total
6605 - Treat Wood Fence, 6' Solid Board	46	33.39	1,536
Total Replacement Cost New			1,540

### TOTAL COM BUILDING 1 OTHER IMPROVEMENT 2 COST VALUE

Replacement Cost New:	1,540
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	460
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	460
Identical Units:	1
Total Adjusted RCNLD:	460

### MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

### LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	10,219 SF	20,000 / \$2.50	2.50 / 2.50	150(5)		\$3.75	\$38,300
							Total:	\$38,300

MARKET LAND TOTAL	\$38,300
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$535,710
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$574,010

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:17:06 PM

Parcel ID: 087-125-22-0-41-02-002.00-A

Quick Ref ID: R89943

Calc Date: 02/11/2023

Owner:

Sale 1  
Sale 2  
Sale 3

Date

Amount

Type

Source

Validity

LBCS Function: 2102 - Retail store  
Nbhd: 882.9  
Primary Situs: 3111 E DOUGLAS AVE  
WICHITA, KS 67211

### COM BUILDING 1

LBCS Structure: 2230 - Standalone store or shop build  
Identical Units: 1  
Building Name: 1-COLLEGE HILL BARBER SHOP

No. Units: 0  
Unit Type:  
Tot Bldg Area w/o Bsmt: 429

Assmt Class: C  
M&S Zip / Mult: /

### SECTION 1

Building Name:  
Occupancy: 353 - Retail Store  
M&S Class: C  
Rank: AV-  
Yr. Blt/Eff Yr Blt: 1940/

Income Use: 034 - Retail Store - 034  
Level to Level: 01/01  
Num Stories:  
Area Per Floor: 429  
Perimeter: 85  
Wall Height: 8

Physical Cond: AV  
Functional: AV  
Economic:  
Assmt Class:

### Marshall & Swift Information:

Wall Hgt Factor: 0.915  
Local Multiplier: 0.940

No. of Stories Adj: 1  
Perimeter Adj: 1.561

	Units	Cost	Total
1 - Base Cost	429	96.27	41,300
804 - Block with Stucco	352	35.98	12,665
849 - Curtain-Metal with Glass Panels	77	54.84	4,223
611 - Package Unit	429	15.87	6,808
Total Replacement Cost New			65,000

### TOTAL SECTION 1 COST VALUE

% Complete: 0  
Replacement Cost New: 65,000  
Ovrd Pct Good:  
Overall % Good(5) 22  
Unadjusted RCNLD: 14,300  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Adjusted RCNLD: 14,300

### TOTAL COM BUILDING 1 COST VALUE

Replacement Cost New: 65,000  
Overall % Good: 22  
Unadjusted RCNLD: 14,300  
Market Adj Factor: 100  
Economic Adj Factor: 0  
Building RCNLD (adjusted) 14,300  
Identical Units: 1  
Total Building RCNLD(adjusted): 14,300  
Adjusted RCNLD per Sqft: 33.33

### COM BUILDING 1 OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements  
LBCS Struct:  
Quantity: 1  
M&S Class: C  
Rank/Quality: AV  
Yr Blt / Eff Yr Blt: 1960/

Num Stories: 1.00  
Area: 10  
Perimeter  
Wall Height:  
Length:  
Width:

Physical Cond: AV  
Functional: AV  
Economic:  
Assmt Class:  
M&S Zip / Multi: /

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:17:06 PM

Parcel ID: 087-125-22-0-41-02-002.00-A

Quick Ref ID: R89943

Calc Date: 02/11/2023

### Marshall & Swift Information:

Wall Hgt Factor: 1.00  
Local Multiplier: 0.940

No. of Stories Adj: 1  
Perimeter Adj: 1

	Units	Cost	Total
8350 - Paving, Asphalt with Base	6,000	4.72	28,320
Total Replacement Cost New			28,320

### TOTAL COM BUILDING 1 OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New:	28,320
Ovrd Pct Good:	
Overall % Good(5)	30
Unadjusted RCNLD:	8,500
Market Adj Factor:	100
Economic Adj Factor:	100
Adjusted RCNLD:	8,500
Identical Units:	1
Total Adjusted RCNLD:	8,500

### MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

### LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	6,813 SF	20,000 / \$2.50	2.50 / 2.50	150(5)		\$3.74	\$25,500
							Total:	\$25,500

MARKET LAND TOTAL	\$25,500
COM BUILDING 1 TOTAL (INCL OTHER IMPROVEMENTS)	\$22,800
MISCELLANEOUS SITE IMPROVEMENTS	\$0
TOTAL PARCEL COST VALUE	\$48,300

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:18:42 PM

Parcel ID: 087-125-22-0-41-02-002.00-E

Quick Ref ID: R89946

Calc Date: 02/07/2023

Owner:

Sale 1  
Sale 2  
Sale 3

Date

Amount

Type

Source

Validity

LBCS Function: 2510 - Full-service restaurant

Nbhd: 882.9

Primary Situs:

### PARCEL OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements  
LBCS Struct:  
Quantity: 1  
M&S Class: C  
Rank/Quality: AV  
Yr Blt / Eff Yr Blt: 1970/

Num Stories: 1.00  
Area: 10  
Perimeter  
Wall Height:  
Length:  
Width:

Physical Cond: AV  
Functional: AV  
Economic:  
Assmt Class:  
M&S Zip / Multi: /

### Marshall & Swift Information:

Wall Hgt Factor: 1.00  
Local Multiplier: 0.940

No. of Stories Adj: 1  
Perimeter Adj: 1

	Units	Cost	Total
8350 - Paving, Asphalt with Base	6,400	4.72	30,208
Total Replacement Cost New			30,210

### TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 30,210  
Ovr Pct Good:  
Overall % Good(5) 30  
Unadjusted RCNLD: 9,060  
Market Adj Factor: 100  
Economic Adj Factor: 100  
Adjusted RCNLD: 9,060  
Identical Units: 1  
Total Adjusted RCNLD: 9,060

### MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

### LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	6,562 SF	20,000 / \$2.50	2.50 / 2.50	150(5)		\$3.75	\$24,600
							Total:	\$24,600

### MARKET LAND TOTAL

\$24,600

### PARCEL OTHER IMPROVEMENTS TOTAL

\$9,060

### MISCELLANEOUS SITE IMPROVEMENTS

\$0

### TOTAL PARCEL COST VALUE

\$33,660



Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:20:19 PM

Parcel ID: 087-125-22-0-41-02-002.00-F

Quick Ref ID: R89947

Calc Date: 02/07/2023

Owner:

Sale 1  
Sale 2  
Sale 3

Date Amount Type Source Validity

LBCS Function: 2510 - Full-service restaurant

Nbhd: 882.9

Primary Situs:

### PARCEL OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements  
LBCS Struct:  
Quantity: 1  
M&S Class: C  
Rank/Quality: AV  
Yr Blt / Eff Yr Blt: 1970/

Num Stories: 1.00  
Area: 10  
Perimeter  
Wall Height:  
Length:  
Width:

Physical Cond: AV  
Functional: AV  
Economic:  
Assmt Class:  
M&S Zip / Multi: /

### Marshall & Swift Information:

Wall Hgt Factor: 1.00  
Local Multiplier: 0.940

No. of Stories Adj: 1  
Perimeter Adj: 1

	Units	Cost	Total
8350 - Paving, Asphalt with Base	6,400	4.72	30,208
Total Replacement Cost New			30,210

### TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 30,210  
Ovrd Pct Good:  
Overall % Good(5) 30  
Unadjusted RCNLD: 9,060  
Market Adj Factor: 100  
Economic Adj Factor: 100  
Adjusted RCNLD: 9,060  
Identical Units: 1  
Total Adjusted RCNLD: 9,060

### MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:	Class	Value
		Total: \$0

### LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	6,562 SF	20,000 / \$2.50	2.50 / 2.50	150(5)		\$3.75	\$24,600
							Total:	\$24,600

### MARKET LAND TOTAL

\$24,600

### PARCEL OTHER IMPROVEMENTS TOTAL

\$9,060

### MISCELLANEOUS SITE IMPROVEMENTS

\$0

### TOTAL PARCEL COST VALUE

\$33,660

Tax Year: 2025

## SEDGWICK COUNTY COST VALUATION REPORT

9/24/2023 1:21:04 PM

Parcel ID: 087-125-22-0-41-02-002.00-G

Quick Ref ID: R89948

Calc Date: 02/07/2023

Owner:

Date

Amount

Type

Source

Validity

LBCS Function: 2510 - Full-service restaurant

Sale 1

Nbhd: 882.9

Sale 2

Primary Situs:

Sale 3

## PARCEL OTHER IMPROVEMENT 1

Occupancy: 163 - Site Improvements

Num Stories: 1.00

Physical Cond: AV

LBCS Struct:

Area: 10

Functional: AV

Quantity: 1

Perimeter

Economic:

M&amp;S Class: C

Wall Height:

Rank/Quality: AV

Length:

Assmt Class:

Yr Blt / Eff Yr Blt: 1970/

Width:

M&amp;S Zip / Multi: /

Marshall &amp; Swift Information:

Wall Hgt Factor: 1.00

No. of Stories Adj: 1

Local Multiplier: 0.940

Perimeter Adj: 1

Units

Cost

Total

8350 - Paving, Asphalt with Base

7,000

4.72

33,040

Total Replacement Cost New

33,040

## TOTAL PARCEL OTHER IMPROVEMENT 1 COST VALUE

Replacement Cost New: 33,040

Ovrd Pct Good:

Overall % Good(5) 30

Unadjusted RCNLD: 9,910

Market Adj Factor: 100

Economic Adj Factor: 100

Adjusted RCNLD: 9,910

Identical Units: 1

Total Adjusted RCNLD: 9,910

## MISCELLANEOUS SITE OVERRIDE VALUE

Misc Site Reason Code:

Class

Value

Total:

\$0

## LAND VALUES

Market Land Value:	Class	Size	Base Size / Rate	Incr / Decr	Infl Factors	OVRD	Unit Price	Value
Primary Site - 1	C	7,489 SF	20,000 / \$2.50	2.50 / 2.50	150(5)		\$3.75	\$28,100
Total:								\$28,100

## MARKET LAND TOTAL

\$28,100

## PARCEL OTHER IMPROVEMENTS TOTAL

\$9,910

## MISCELLANEOUS SITE IMPROVEMENTS

\$0

## TOTAL PARCEL COST VALUE

\$38,010



## Commitment Cover Page

Order Number: **3150696**

Delivery Date: **09/17/2025**

Property Address: **3109 E. Douglas Ave., Wichita, KS 67211**

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**For Closing Assistance**

Commercial Escrow  
727 N Waco Ave  
Ste 300  
Wichita, KS 67203  
Office: (316) 267-8371  
[CommercialEscrow@Security1st.com](mailto:CommercialEscrow@Security1st.com)

---

**For Title Assistance**

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

---

**Agent for Seller**

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

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## Title Fee Invoice

Date:	09/17/2025	Buyer(s):	A legal entity to be determined
Order No.:	3150696	Seller(s):	Uptown Property Inc.
Issuing Office:	Commercial Escrow Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	3109 E. Douglas Ave., Wichita, KS 67211

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (\$1,000.00)	\$560.00
	<b>Total \$560.00</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.	
<b>Thank you for your order!</b>	

**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 06/07/1999 at book 1928 page 1636](#)  
[Sedgwick county recorded 04/19/2002 at book 2427 page 3](#)  
[Sedgwick county recorded 04/19/2002 at book 2427 page 4](#)

### Plat Map(s):

[Sedgwick county recorded 03/30/1887 under reception no. r-1\\_5-1](#)

### Tax Information:

[00141663](#), [00141664](#), [00141668](#), [00141670](#), [00141671](#)

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First American Title™

**WEIGAND**  
AUCTION

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

## ALTA COMMITMENT FOR TITLE INSURANCE

issued by  
**First American Title Insurance Company**

### NOTICE

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

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

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

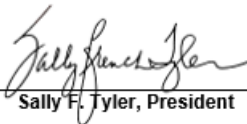
### COMMITMENT TO ISSUE POLICY

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

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

#### FIRST AMERICAN TITLE INSURANCE COMPANY

By: \_\_\_\_\_

  
Sally F. Tyler, President

By: \_\_\_\_\_

  
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title, LLC



Security 1<sup>st</sup> Title

Josh Troyer

(316) 293-1665

jtroyer@security1st.com

(316) 267-8115

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First American Title™

**WEIGAND**  
AUCTION

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

**Transaction Identification Data for reference only:**

Issuing Agent:	<b>Security 1st Title, LLC</b>	Buyer:	<b>A legal entity to be determined</b>
Issuing Office:	<b>727 N Waco Ave, Ste 300 Wichita, KS 67203</b>	Title Contact:	<b>Josh Troyer (316) 293-1665 jtroyer@security1st.com (316) 267-8115</b>
ALTA Universal ID:	<b>1010831</b>		
Loan ID Number:			
Commitment No.:	<b>C-JT3150696</b>		
Property Address:	<b>3109 E. Douglas Ave., Wichita, KS 67211</b>		

**SCHEDULE A**

**1. Commitment Date:**

09/08/2025 at 7:00 AM

**2. Policy to be issued:**

ALTA Owner's Policy 07-01-2021

Proposed Insured: A legal entity to be determined

The estate or interest to be insured: Fee Simple

\$1,000.00

**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:**

Uptown Property Inc.

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

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

**Security 1st Title**

By: \_\_\_\_\_

**David Armagost, President**

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Commitment No.: C-JT3150696

## Exhibit A

### Parcel 1:

Lots 14, 15, 16, 17 and 18, on Douglas Avenue, in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2nd Addition to Wichita, Kansas, Sedgwick County, Kansas, together with the North one-half of vacated alley adjoining on the South.

### Parcel 2:

Lots 30, 31, 32, 33, 34 and 35, on South Park, now Oakland Avenue, in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2nd Addition to Wichita, Kansas, Sedgwick County, Kansas, except the south 5 feet of said Lots for street, together with the West one-half of the vacated alley adjoining Lot 30 on the east, and the South one-half of vacated alley adjoining said Lots 30, 31, 32, 33, 34 and 35 and the West Half of said vacated alley on the north.

**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

**Tax Year: 2024**

**Full Amount: \$11,863.82, PAID**

**Tax Parcel Number: 00141663 (Lots 14, 15, & 16)**

**Tax Year: 2024**

**Full Amount: \$1,292.35, PAID**

**Tax Parcel Number: 00141664 (Lots 17 & 18)**

**Tax Year: 2024**

**Full Amount: \$956.55, PAID**

**Tax Parcel Number: 00141668 (Lots 30 & 31)**

**Tax Year: 2024**

**Full Amount: \$852.11, PAID**

**Tax Parcel Number: 00141670 (Lots 32 & 33)**

**Tax Year: 2024**

**Full Amount: \$852.11, PAID**

**Tax Parcel Number: 00141671 (Lots 34 & 35)**

7. **File a release of Mortgage dated June 2, 2016, recorded June 3, 2016, as Doc#/Flm-Pg: [29612898](#), made by Uptown Property, Inc., a Kansas Corporation, to Central National Bank, in the amount of \$400,000.00.**
8. **If the proposed transaction represents a sale or lease of substantially all of the assets of Uptown Property, Inc. furnish a certified copy of evidence of the approval thereof by the affirmative vote of the holders of at least a majority of the outstanding stock of the corporation entitled to vote thereon.**  
**NOTE: For a sale or lease of less than all of the assets, we would require a Board of Directors Resolution authorizing such action.**
9. **File a Warranty Deed from Uptown Property Inc., a Kansas corporation, to a buyer to be determined.**

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10. Provide this company with a properly completed and executed Owner's Affidavit.
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 year 2025, and subsequent years, none now due and payable.**
8. **An easement for sewer and public utilities granted to the City of Wichita over the north-south alley lying between Lot 30 and Lots 25, 26, 27, 28, and 29, in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, Richland 2nd Addition, Wichita, Kansas, and that portion of the east-west alley lying between Lots 13, 14, 15, and 16 and Lots 32, 33, 34, and 35, in said addition, Wichita, Sedgwick County, Kansas, in Misc. Book 603, Page [74](#).**
9. **Utility easement in the vacated east-west alley herein described, reserved in Ordinance No. 5359, vacating the same and certain restrictions affecting the vacated areas as therein set out.**
10. **Terms and provisions of Parking and Maintenance Agreement by and between Uptown Properties, a Kansas general partnership, and Lelo Leasing, Inc., a Kansas corporation, filed on Film 1929, Page [480](#).**
11. **Terms and provisions of Grant of Joint Access Easements filed on Film 1929, Page [483](#).**
12. **Rights of Fireside Enterprises, Inc., notice of which is given by the Financing Statement filed on Film 1269, Page [1425](#), covering Lots 15 and 16.**
13. **Rights or claims of parties in possession not shown by the public records.**
14. **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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## Privacy Notice

**Last Updated and Effective Date:** December 1, 2024

First American Financial Corporation and its subsidiaries and affiliates (collectively, “First American,” “we,” “us,” or “our”) describe in our full privacy notice (“Notice”), which can be found at <https://www.firstam.com/privacy-policy/>, how we collect, use, store, sell or share your personal information when: (1) you access or use our websites, mobile applications, web-based applications, or other digital platforms where the Notice is posted (“Sites”); (2) you use our products and services (“Services”); (3) you communicate with us in any manner, including by e-mail, in-person, telephone, or other communication method (“Communications”); (4) we obtain your information from third parties, including service providers, business partners, and governmental departments and agencies (“Third Parties”); and (5) 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 Notice describes some of the terms contained in the full Privacy Notice. Personal information is sometimes also referred to as personal data, personally identifiable information or other like terms to mean any information that directly or indirectly identifies you or is reasonably capable of being associated with you or your household. However, certain types of information are not personal information and thus, not within the scope of our Notice, such as: (1) publicly available information; and (2) de-identified and aggregated data that is not capable of identifying you. If we use de-identified or aggregated data, we commit to maintain and use the information in a nonidentifiable form and not attempt to reidentify the information, unless required or permitted by law.

This Notice 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 this Notice does not apply to any information we collect from job candidates and employees. Our employee and job candidate privacy notice 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 may 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; and (3) for legal process and protection. Although we do not “sell” your information in the traditional sense, the definition of “sale” is broad under the CCPA that some disclosures of your information to third parties may be considered a “sale” or “sharing” for targeted advertising. 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. 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.

**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 Notice. 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 Notice** We may change the Notice from time to time. Any and all changes to the Notice will be reflected on this page and in the full Notice, and where appropriate provided in person or by another electronic method.

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*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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## PRIVACY POLICY

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

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

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

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

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
<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 1st Title notify me about their practices?</b>	We must notify you about our sharing practices when you request a transaction.
<b>How does Security 1st 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 1st 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

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This FINANCING STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code

1 Debitor(s) (Last Name First) Address(es) Fireside Enterprises, Inc. 3109 East Douglas Wichita, KS 67211	2 Secured Party(ies) (or assignee and address(es)) Emergent Business Capital, Inc. 121 West Dewey, Suite 210 Wichita, KS 67202	For Filing Officer (Date, Time, No. & Filing Office): <i>Real Estate</i>
---	---	---

3A This financing statement covers the following types (or items) of property: (Describe)

See Extension Sheet

3B If collateral is crops: The above described crops are growing or are to be grown on: (Describe real estate)

3C If applicable, the above goods are to become fixtures on: (timber is standing on); (minerals or the like, including oil and gas, or accounts will be financed at the wellhead or minehead of the well or mine located on: (Legal description of real estate))

(Name of record owner)

4 Check (X) If Covered: ☐ Products of collateral are also covered

FIRESIDE ENTERPRISES, INC.

EMERGENT BUSINESS CAPITAL, INC.

By: *Donald A. Overstake*  
Signature(s) of Debtor(s)  
Donald Overstake, President

By: *Wade M. Hall, Jr.*  
Signature(s) of Secured Party(ies) (or assignee)

Form approved by:

*B. L. Hall*  
Secretary of State

RECEIVED FROM  
Registered, Inc.  
1000 E. 10th St.  
P.O. Box 210  
Wichita, Kansas 67202  
(313) 421-1511

111 FILING OFFICER COPY - ALPHABETICAL  
FORM UCC 1 - KANSAS UNIFORM COMMERCIAL CODE

STATE OF KANSAS  
SEDOVIC  
FILED  
4:00 PM  
AUG 13 1992 1228619

PAT KETTLER  
REGISTER OF DEEDS

*Ed Broad*  
*Deputy*

00H

## EXTENSION SHEET FOR UNIFORM COMMERCIAL CODE FINANCING STATEMENTS

STATE OF KANSASTOTAL NUMBER OF SHEETS 1

The Collateral includes all the Debtor's right, title and interest in and to the following described property:

All machinery, equipment, furnishings, furniture, inventory, general intangibles, contract rights, account receivables, and fixtures, whether presently owned or hereafter acquired, and all replacements thereto, substitutions therefor, and all proceeds therefrom, including insurance proceeds.

The legal description of the real estate concerned is:

Buildings commonly known as 3109 East Douglas, Wichita, Kansas, situated on Lots 15 and 16, on Douglas Avenue in Supplemental Plat of Rittenhouse's Subdivision of Lots 1 and 2, Block 1, in Richland's Second Addition to Wichita, Kansas.

The name of the record owner of such real estate is:

Uptown Properties Partnership, a Kansas general partnership.

The Collateral also includes proceeds, including insurance proceeds, and products derived from the Collateral, whether presently existing or hereafter arising.

FIRESIDE ENTERPRISES, INC.

EMERGENT BUSINESS CAPITAL, INC.

By Donald G. Overstake By Wanda M. Haller  
DEBTOR SECURED PARTY  
 Donald Overstake, President

1

SHEET No.

(1) Filing Officer Copy—Alphabetical

FORM UCC-E

## Property Information Report

**Owner Name:** UPTOWN PROPERTY INC  
**PIN Number:** 00141663  
**AIN:** 087-125-22-0-41-02-002.00B  
**Geocode:** C 05366  
**Tax Unit:** 67-02

### Owner Address

**Owner Name:** UPTOWN PROPERTY INC  
**Owner Address:** 108 S WESTLINK  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67209-1446

### Property Address

**Property Address:** 3109 E DOUGLAS AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

### Appraised Values

**Appraised Land Value:** \$38,300  
**Appraised Improvement Value:** \$477,670  
**Appraised Total Value:** \$515,970

### Assessed Values

**Assessed Land Value:** \$9,575  
**Assessed Improvement Value:** \$119,418  
**Assessed Total Value:** \$128,993

### Land Information

**Total Acres:** 0.235  
**Total Square Feet:** 10,219

**Abbreviated  
Legal  
Description:**

LOTS 14-15-16 & 1/2 VAC ALLEY ADJ ON S SUPPL. PLAT OF RITTENHOUSE'S SUB.

### Improvement Information

**Year Built:** 1945  
**Year Last Sold:** 1999  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 882.9

**Living Unit:** 0  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Half Bath:** 0

**Total Sq Ft:** 4425  
**Ground Floor Sq Ft:** 0

### Other Information

**School District:** 259

## Property Information Report

**Owner Name:** UPTOWN PROPERTY INC  
**PIN Number:** 00141664  
**AIN:** 087-125-22-0-41-02-002.00A  
**Geocode:** C 05367  
**Tax Unit:** 67-02

### Owner Address

**Owner Name:** UPTOWN PROPERTY INC  
**Owner Address:** 108 S WESTLINK  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67209-1446

### Property Address

**Property Address:** 3111 E DOUGLAS AVE  
**Property City:** WICHITA  
**Property State:** KS  
**Property ZIP:** 67211

### Appraised Values

**Appraised Land Value:** \$25,500  
**Appraised Improvement Value:** \$22,800  
**Appraised Total Value:** \$48,300

### Assessed Values

**Assessed Land Value:** \$6,375  
**Assessed Improvement Value:** \$5,700  
**Assessed Total Value:** \$12,075

### Land Information

**Total Acres:** 0.156  
**Total Square Feet:** 6,813

**Abbreviated  
Legal  
Description:**

LOTS 17-18 & 1/2 VAC ALLEY ADJ ON SSUPP. PLAT OF RITTENHOUSE'S SUB.

### Improvement Information

**Year Built:** 1940  
**Year Last Sold:** 1999  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 882.9

**Living Unit:** 0  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Half Bath:** 0

**Total Sq Ft:** 429  
**Ground Floor Sq Ft:** 0

### Other Information

**School District:** 259



## Property Information Report

**Owner Name:** UPTOWN PROPERTY INC  
**PIN Number:** 00141668  
**AIN:** 087-125-22-0-41-02-002.00G  
**Geocode:** C 05370  
**Tax Unit:** 67-02

### Owner Address

**Owner Name:** UPTOWN PROPERTY INC  
**Owner Address:** 108 S WESTLINK  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67209-1446

### Property Address

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

### Appraised Values

**Appraised Land Value:** \$28,100  
**Appraised Improvement Value:** \$9,910  
**Appraised Total Value:** \$38,010

### Assessed Values

**Assessed Land Value:** \$7,025  
**Assessed Improvement Value:** \$2,478  
**Assessed Total Value:** \$9,503

### Land Information

**Total Acres:** 0.172  
**Total Square Feet:** 7,489

**Abbreviated  
Legal  
Description:**

LOTS 30-31 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON E SUPPL. PLAT OF RITTENHOUSE'S SUB.

### Improvement Information

**Year Built:**  
**Year Last Sold:** 1999  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 882.9

**Living Unit:** 0  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Half Bath:** 0

**Total Sq Ft:** 0  
**Ground Floor Sq Ft:** 0

### Other Information

**School District:** 259

## Property Information Report

**Owner Name:** UPTOWN PROPERTY INC  
**PIN Number:** 00141670  
**AIN:** 087-125-22-0-41-02-002.00F  
**Geocode:** C 05371  
**Tax Unit:** 67-02

### Owner Address

**Owner Name:** UPTOWN PROPERTY INC  
**Owner Address:** 108 S WESTLINK  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67209-1446

### Property Address

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

### Appraised Values

**Appraised Land Value:** \$24,600  
**Appraised Improvement Value:** \$9,060  
**Appraised Total Value:** \$33,660

### Assessed Values

**Assessed Land Value:** \$6,150  
**Assessed Improvement Value:** \$2,265  
**Assessed Total Value:** \$8,415

### Land Information

**Total Acres:** 0.151  
**Total Square Feet:** 6,562

**Abbreviated  
Legal  
Description:**

LOTS 32-33 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.

### Improvement Information

**Year Built:**  
**Year Last Sold:** 1999  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 882.9

**Living Unit:** 0  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Half Bath:** 0

**Total Sq Ft:** 0  
**Ground Floor Sq Ft:** 0

### Other Information

**School District:** 259

## Property Information Report

**Owner Name:** UPTOWN PROPERTY INC  
**PIN Number:** 00141671  
**AIN:** 087-125-22-0-41-02-002.00E  
**Geocode:** C 05372  
**Tax Unit:** 67-02

### Owner Address

**Owner Name:** UPTOWN PROPERTY INC  
**Owner Address:** 108 S WESTLINK  
**Owner City:** WICHITA  
**Owner State:** KS  
**Owner ZIP:** 67209-1446

### Property Address

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

### Appraised Values

**Appraised Land Value:** \$24,600  
**Appraised Improvement Value:** \$9,060  
**Appraised Total Value:** \$33,660

### Assessed Values

**Assessed Land Value:** \$6,150  
**Assessed Improvement Value:** \$2,265  
**Assessed Total Value:** \$8,415

### Land Information

**Total Acres:** 0.151  
**Total Square Feet:** 6,562

**Abbreviated  
Legal  
Description:**

LOTS 34-35 EXC S 5 FT DED FOR ST & 1/2 VAC ALLEY ADJ ON N SUPPL. PLAT OF RITTENHOUSE'S SUB.

### Improvement Information

**Year Built:**  
**Year Last Sold:** 1999  
**Style:** N/A  
**Basement Type:** N/A  
**Arch Style Desc:** N/A  
**Neighborhood Code:** 882.9

**Living Unit:** 0  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Half Bath:** 0

**Total Sq Ft:** 0  
**Ground Floor Sq Ft:** 0

### Other Information

**School District:** 259



# GUARDIAN

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## ROOFING & CONSTRUCTION

**Date:** 9.16.25

**Location:** Margarita's Cantina  
3109 E Douglas Ave  
Wichita, KS 67211

**Inspection Completed by:** Tyler Jackson  
316.302.4100  
[tyler@guardianroofingks.com](mailto:tyler@guardianroofingks.com)

**Inspection Report:**

**Estimated Age:** 15-20 years old

**Findings:**

The roof overall is in need of repairs and in the near future a replacement.

For the main body of the roof (the barrel roof) there are two layers of roofing on the building. The first is a Built up hot tar roof and the second is the tops surface which is a hot mop rolled roofing system.

There are many voids in the tar that was used to seal around penetrations throughout the roof as well along many of the transition points of the roof, such as roofing to brick. There has been a number of repairs done in recent years but there are many more that need to be done soon. There are signs that the roof has been hit with hail at some point. This is shown on both the torch down rolled roofing as well as the PVC roofing section over the cooler. In the valley areas towards the bottom of the barrel roof the slope from front to back is minimal and ponding of water is occurring in some areas. There are also many areas in this same valley that the membrane is bubbling up, leading me to believe that there are signs of water infiltration. That along with the ponding and adding a hot day could cause some of the membrane to form bubbles where it is separating from what is below it.

The West Entry has a metal roof that appears to be in good shape with nothing notable at this time.

The Back (South) portion of the building has a corrugated metal roof awning that appears in functional condition as well.

The back also contains the cooler that has a PVC roof. The PVC Roof has hail damage to much of its surface. This area appears to be older than the barrel roof. I would estimate 20-25 years old.

\*\*For questions please call: **Tyler Jackson – 316.371.9907** or email: [tyler@guardianroofingllc.com](mailto:tyler@guardianroofingllc.com)



# GUARDIAN

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## ROOFING & CONSTRUCTION

The following are pictures for reference as well as general conditions of the roof:

Overview Photos:

Main Body of building – Torch Down Rolled Roofing



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## ROOFING & CONSTRUCTION



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## ROOFING & CONSTRUCTION



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## ROOFING & CONSTRUCTION

Areas that are susceptible to leaks and need attention soon, many of these areas the tar has cracked or the membrane is pulling away from the walls. Misc voids were also found upon inspection.



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## ROOFING & CONSTRUCTION



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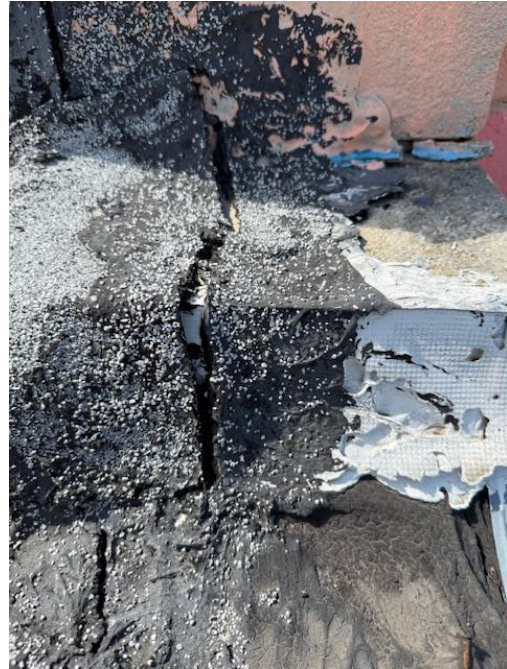




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## ROOFING & CONSTRUCTION



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## ROOFING & CONSTRUCTION



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# GUARDIAN

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## ROOFING & CONSTRUCTION

Photos Showing Hail Damage:

Damage on the PVC Roof over the cooler



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# **GUARDIAN**

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## **ROOFING & CONSTRUCTION**



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# GUARDIAN

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## ROOFING & CONSTRUCTION

Hail Damage to the torch down rolled roofing:



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